



ATTACHMENTS PAPER

Attachments not included in main Agenda

Burwood Council Meeting

Tuesday 21 May 2024

6:00 PM

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Reports to Council

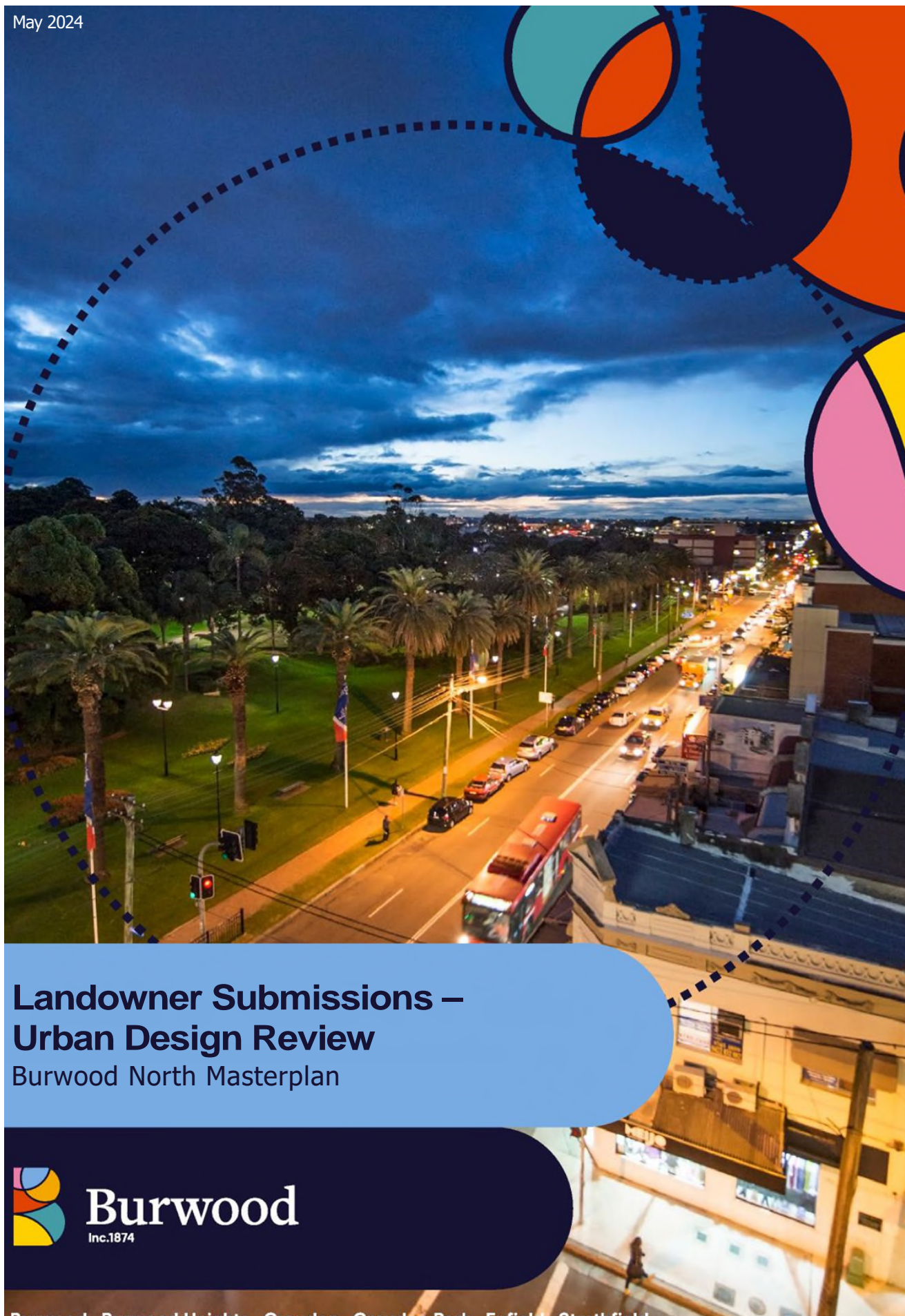
28/24 Burwood North Master Plan - Post Exhibition Report

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May 2024



Landowner Submissions – Urban Design Review

Burwood North Masterplan



Burwood
Inc.1874

Burwood, Burwood Heights, Croydon, Croydon Park, Enfield, Strathfield

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Introduction

Purpose of this report

The purpose of this report is to undertake an urban design assessment of various land-owner or developer submitted proposals within the Burwood North Precinct Masterplan study area.

Several submissions by landowners requested changes to exhibited planning controls including floor space ratio, building heights, location of through site links, site amalgamation patterns, and location and delivery of open space and DCP controls.

Submissions were assessed with reference to the draft masterplan, NSW Government Policy changes and the quality of the resulting urban design outcome within the precinct.

Recommendations respond to the soundness of justifications of each proposal with the view to informing holistic changes in the draft masterplan.

Yellow shading denotes areas where site specific submissions were received.

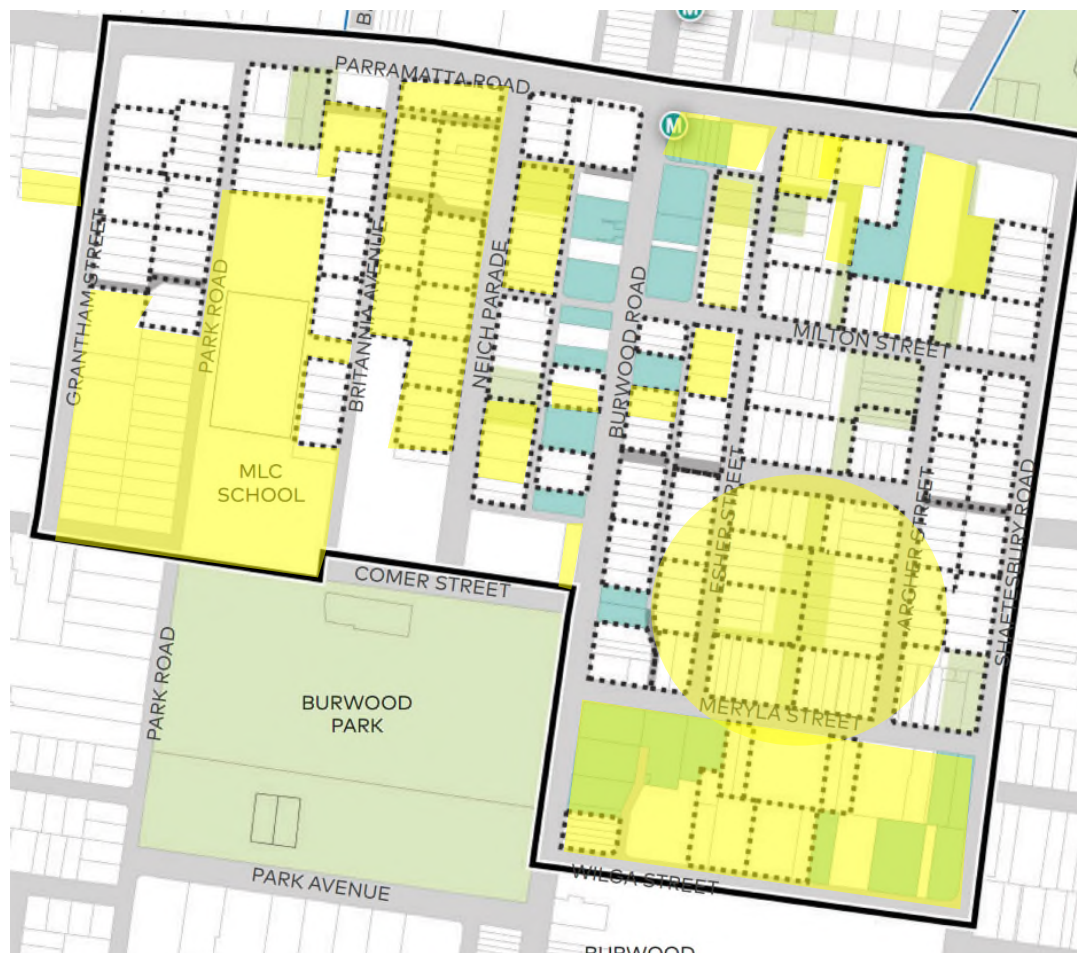


Figure 1 - Map of submissions received



Figure 2 - Block identification map

Overview of amendments to building density (FSR) and building heights (HOB)

Block Reference	Exhibited FSR and HOB	Proposed FSR and HOB	Comments
A1	2.5:1 28m	3:1 0m - 41m	Increase in FSR to align with proposed low to mid-rise SEPP provisions Additional HOB for provision of through site links
A2	2:1 20.5m	3:1 35m	Increase in FSR to align with proposed low to mid-rise SEPP provisions

Block Reference	Exhibited FSR and HOB	Proposed FSR and HOB	Comments
B1	2.5:1 0m & 28m & 50m	4:1 0m & 65m	Increase in FSR and HOB to deliver expanded open space (0m on open space)
B2	2:1 20.5m	3:1 0m, 15m, 28m & 41m	Increase in FSR to align with proposed low to mid-rise SEPP provisions
B3	2:1 20.5m	3:1 28m	Increase in FSR to align with proposed low to mid-rise SEPP provisions
C1	3:1 35m	3:1 0m, 35m	No change from exhibited 0m to through site link
C2	3:1 41m and 50m	3:1 35m and 50m	Reduction in HOB due to site orientation and building massing
C3	2.5:1 28m	3:1 0m, 28m and 35m	Increase in FSR to align with proposed low to mid-rise SEPP provisions
D1	4:1 41m and 65m	4:1 0m, 41m and 65m	No change from exhibited
D2	6:1 0m and 98m	6:1 0m and 98m	No change from exhibited
D3	6:1 0m and 98m	6:1 0m and 98m	No change from exhibited
D4	4:1 35m	4:1 35m	No change from exhibited
D5	4:1 0m and 65m	6:1 0m and 98m	Increase in FSR and HOB to deliver open space
D6	2.5:1 28m	4:1 28m and 65m	Increase in FSR and HOB to encourage

Block Reference	Exhibited FSR and HOB	Proposed FSR and HOB	Comments
			Redevelopment of strata titled units and provide activation across from park.
D7	4:1 15m	4:1 35m	Increase in HOB to align with adjoining MU1 zoned sites on Burwood Road
E1	4:1 35m	6:1 65m	Increase in FSR and HOB for MU1 above metro station
E2	4:1 35m	4:1 35m	No change from exhibited
E3	6:1 0m and 98m	6:1 0m and 98m	No change from exhibited
E4	4:1 15m and 35m	4:1 15m and 35m	No change from exhibited
E5	6:1 65m	6:1 65m	No change from exhibited
E6	4:1 50m	4:1 50m northern part of site 41m southern part of site	Reduction in HOB following urban design review and to minimise impact of overshadowing to open space to the south
F1	2.5:1 10.5m-35m	3:1 10.5-65m (portion of site)	Increase in FSR and HOB to align with proposed low to mid-rise SEPP provisions and realignment of delivery of open space
F2*	2.5:1 35m	3:1 10.5-65m (portion of site)	Increase in FSR and HOB to align with proposed low to mid-rise SEPP provisions and realignment of delivery of open space
F3	2.5:1 0m-28m	3:1 0m-10.5m-50m	Increase in FSR and HOB to align with proposed low to mid-rise SEPP provisions and realignment of delivery of open space
F4	6:1 0m-15m-98m	6:1 0m-15m -118m	Increase in HOB to provide site access and realignment of delivery of open space

Block Reference	Exhibited FSR and HOB	Proposed FSR and HOB	Comments
F5*	6:1 35m	6:1 0m-65m	Increase in HOB to provide site access and realignment of delivery of open space
F6	6:1 82m	6:1 0m-118m	Increase in HOB to provide site access and realignment of delivery of open space
F7	3:1 0m-41m	6:1 0m - 65m	Increase in FSR and HOB to provide site access and realignment of delivery of open space
F8	3:1 0m - 50m	4:1 0m-28m-65m	Increase in FSR and HOB due to realignment of delivery of expanded open space
F9	2.5:1 28m	4:1 0m-28m-65m	Increase in FSR and HOB due to realignment of delivery of expanded open space
F10	3:1 0m-50m	4:1 0m-28m- 65m	Increase in FSR and HOB due to realignment of delivery of expanded open space
G1	3:1 0m-20.5-50m-82m	4:1 0m-10.5m-28m-65m-82m-118m	Increase in FSR and HOB due to realignment of delivery of expanded open space
H1	3:1 0m-41m-50m-65m	4:1 0m-15m-65m-82m	Increase in FSR and HOB due to realignment of delivery of expanded open space
I1	2:1 18m	3:1 28m	Increase in FSR to align with proposed low to mid-rise SEPP provisions
I2	2.5:1 0m-50m	4:1 0m-82m	Increase in FSR and HOB due to realignment of delivery of expanded open space
J1	3:1 30m	4:1 30m-35m	Increase in HOB and FSR to align with MU1 on Burwood Road
J2	2:1	6:1	Increase in HOB and FSR to incentivise redevelopment of strata titled blocks, improve

Block Reference	Exhibited FSR and HOB	Proposed FSR and HOB	Comments
	15m	0m-35m-98m	development outcomes and delivery of open space
J3	3:1 30m	6:1 0m-30m-118m	Increase in HOB and FSR to incentivise redevelopment of strata titled blocks, improve development outcomes and delivery of open space
J4	2:1 15m	3:1 35m	Increase in HOB and FSR to incentivise redevelopment of strata titled blocks and improve development outcomes
J5	3:1 30m	3:1 30m	No change from exhibited version

Summary table of submissions

Block Ref.	Site Address	Recommendation
B1/B2	1A Britannia Ave	Supported with amendments
A & B	MLC School sites - Britannia Ave, Park Rd and Grantham St	Noted
C1, C2, C3 J1, J2, J3	Britannia Avenue and Neich Parade Meryla St and Wilga St	Supported with amendments
C3	17-23 Neich Parade, 25-31A Neich Parade, 12-20 Britannia Avenue, Burwood	Supported with amendments
C3	27 Neich Parade	Not supported
D2	10-22 Neich Parade	Not supported
D5	34-36 Neich Parade	Not supported
D5	38-40 Neich Parade	Supported with amendments
D4 & D7	25 Burwood Road & 35AA Burwood Road	Supported with amendments
E1	336B-344 Parramatta Road and 2 Burwood Road	Supported with amendments
E7	336-336A Parramatta Road (next to Metro site)	Supported
E3	1-15 Esher Street	Not supported
E3	1-15 Esher Street	Not supported
E4	32-34 Burwood Road	Not supported
E5	17-23 Esher St	Not supported
F1 & F4	326 Parramatta Rd & 332-334 Parramatta Rd	Not supported
F1 & F4	320-324 Parramatta Road	Supported with amendments
F3 F6 F7	Parramatta Road, Esher St Shaftesbury (Dan Murphy's site)	Supported with amendments
F9	9 Milton Street	Supported with amendments
H1	Block bounded by New St/ Archer/Meryla/Esher St	Supported with amendments
J4	2 & 4 Meryla Street	Supported with amendments
J2 & J5	22-32 Meryla Street and No.11-15 Wilga St	Supported with amendments
J2	Meryla St	Supported with amendments

Block Ref.	Site Address	Recommendation
J3	21-23 Wilga Street	Supported with amendments
J2 – J5	Meryla Street and Wilga St	Supported with amendments
	Masterplan study area	Not supported
	9 & 9A Grantham St	Not supported (outside study area)

Overview of individual submissions

Block B1/B2 - 1A Britannia Avenue

- Site consists of one 'L' shaped lot approximately 1600sqm site, consisting of townhouses.



Figure 3 - Aerial of subject site in submission (in red).

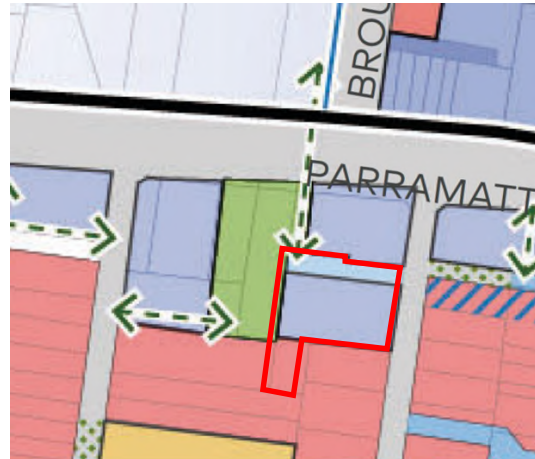


Figure 4 - Land Use Diagram – indicating subject site is split between mixed use and residential use and proposed laneway on northern boundary of subject site.

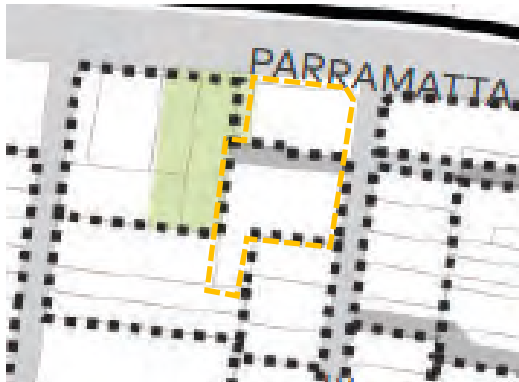


Figure 5 - Exhibited site amalgamation pattern (black dashed line) and suggested site amalgamation pattern to be included with adjoining site at No.374 Parramatta Road.

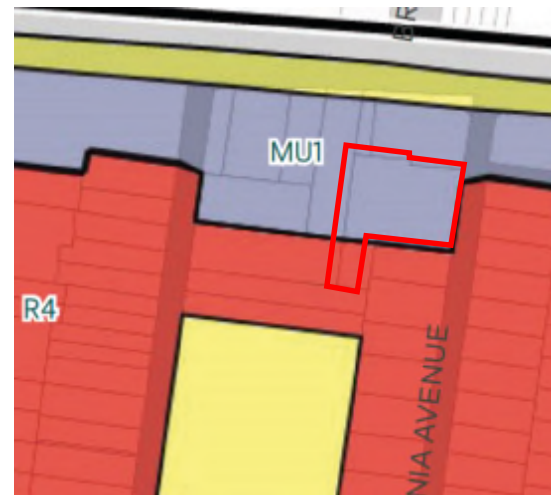


Figure 6 - Proposed LZN diagram in draft masterplan – indicating subject site is split between mixed use and residential use.

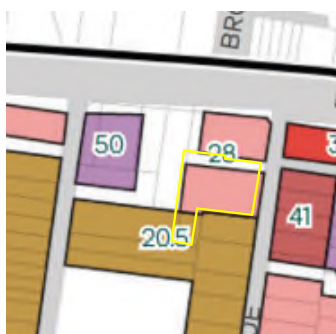


Figure 7 - Proposed HOB diagram in the draft Burwood North Precinct Masterplan with split heights on subject site.

Summary of submission

- Seeks to amend the proposed split zoning on subject site. Lot is 'L' shaped and is proposed to become part MU1 and R4 zoning suggests zoning of MU1 across entire site.
- Seeks increase in height limit to 50m and increase in FSR to 3:1 or above to enable optimum dwelling yield.
- Proposed site amalgamation pattern to 6-10 Park Road would require resolving dual zoning and differing FSR and height to consolidate.
- Only the northern part of the site would be developable with a further constraint of proposed laneway along northern boundary.
- Suggests amending site amalgamation pattern to include 1A Britannia Avenue and No.374 Parramatta Road. Would provide development site potential for 50m HOB and FSR 3:1 while conserving potential for ground level east-west shared path through site laneway.

Table 1. Summary of exhibited and requested controls for No.1A Britannia Avenue

Planning Controls	BLEP 2012	PRCUTS	Exhibited MP	Submission
Land Use Zone (LZN)	R1	R3	MU1 R4	MU1 across site
Building Height (HOB)	8.5m	21m	28m & 20.5m	50m
Floor Space Ratio (FSR)	0.85:1	2.4:1	2.5:1 and 2:1	3:1 or higher
Amalgamation requirement			With 6-10 Park Road	1A Britannia and 374 Parramatta Road

Recommendations

- The proposed removal of the split zoning for this site is supported.
- Recommended that Masterplan be amended
- The proposed amendment to the site amalgamation pattern to include No.1A Britannia Avenue and No. 374 Parramatta Road is supported. Recommended that Masterplan be amended.

- Post-exhibition amendments to the Masterplan should consider an increase in built form. Amalgamation with the property fronting Parramatta Road provides opportunity for better north-south orientation of built form to a greater height, and improved public domain. Recommended that Masterplan be amended to include additional height and density linked directly to the provision of public open space within the site.

Block A & B - MLC School - Britannia Avenue, Park Road and Grantham Street



Figure 8 - Aerial of school sites (from submission)

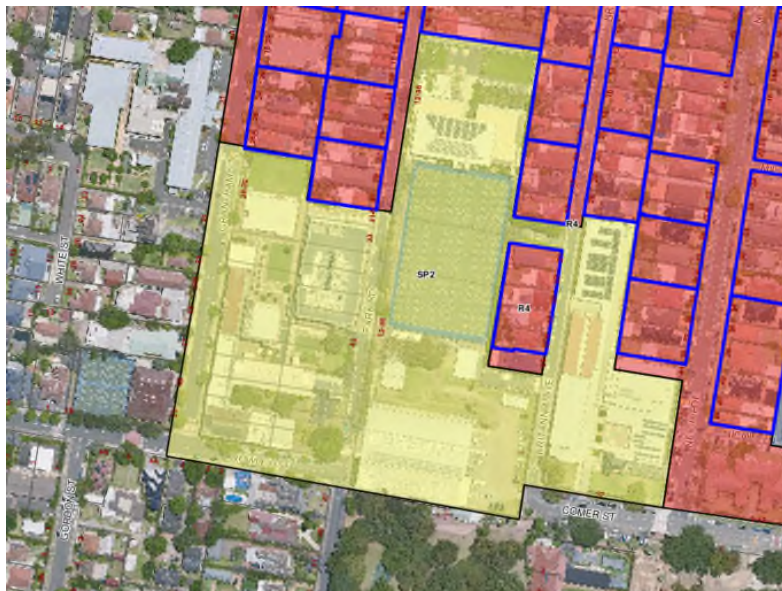


Figure 9 - Proposed SP2 Infrastructure (educational) land use zoning under draft Burwood North Precinct Masterplan.

Summary of submission

- Seeks reassurance that the SP2 land use zoning would be expanded to ensure compatibility with the required land uses and supporting facilities for MLC School as an education establishment.
- Supports the proposed increase to FSR for the MLC School, however request this is reviewed to allow for the school to grow commensurate with the scale of expectant change under the DBNM.
- Supports the removal of a maximum building height threshold on the Site.
- Supports the absence of building setbacks to the MLC School campus.
- Does not support the designation of Park Road as a shared space on Park Road due to the potential to significantly disrupt the current operation of the MLC School, the preference is for Park Road to be a one-way street.
- Supports the one-way traffic flow on Park Street, however request this is revised so that traffic flow is north only toward Parramatta Road.
- Requests the opportunity to engage directly with Burwood Council to discuss their operational requirements in terms of vehicles and access around the Site, in order to inform, the movement strategy for Park Road.
- Requests further guidance should be provided implementation of masterplan in planning controls.

Table 2. Summary of exhibited and requested controls for MLC School

Planning Controls	Burwood LEP	PRCUTS	Exhibited Draft Burwood North Master Plan	Submission from landowners
Land use zone	R2	R3	SP2 – (education establishments)	Supportive of change to LZN
Building height	8.5m	No HOB	No HOB due to SP2 zone	Supportive
Floor Space Ratio	0.55:1	No FSR	2:1	Capacity to go higher if required.
Setbacks			No setbacks along school land	Supportive

Recommendations

- That the Masterplan be amended to remove height and density controls from SP2 Infrastructure.
- Appropriate controls to be explored within the DCP including requirement to incorporate masterplan for school sites.

Blocks C1, C2, C3 - Britannia Avenue/Neich Parade and Blocks J1- J5 Meryla Street/Wilga Street

Summary of submissions

- Seeks an increase in FSR for block between Britannia Avenue and Neich Parade (from 2.5:1 and 3:1 to 3.5:1 and 6:1) to incentivise large amalgamations patterns to create larger developments and minimise smaller multiple developments especially in streets with homes on small land sizes. The setbacks proposed in the Masterplan will affect the development of these properties because of their small land size.
- Suggests relocating proposed cycleway to the boundary of Southern Cross College which will create easier access and better use for future residents and the college. Proposed location is close to the proposed cycleway in Britannia Lane.
- Seeks an increase in FSR for block between Meryla and Wilga Streets (from 2:1 and 3:1 to 6:1 FSR) due to proximity to Westfields and Burwood Park to incentivise redevelopment of older flats.

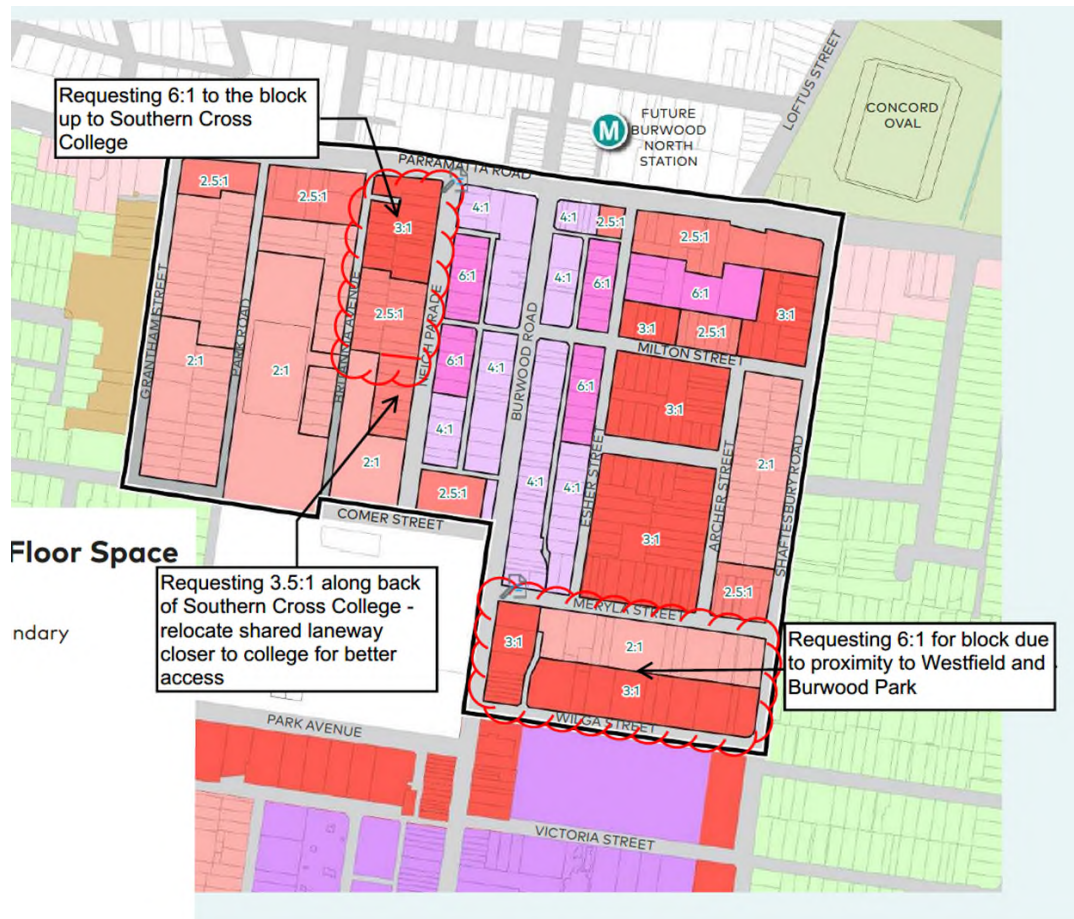


Figure 10 - Requested changes to FSR from submission



Figure 11 - Requested changes to location of cycleway further down block from submission

Table 3. Summary of exhibited and requested controls for Britannia Avenue/ Neich Parade & Meryla /Wilga Streets

Planning Controls	Burwood LEP	PRCUTS	Exhibited Draft Burwood North Master Plan	Submission from landowners
Land use zone Britannia Ave/ Neich Parade	E3 & R2	B4 and R3	MU1 & R4	No changes requested
Meryla St/Wilga St	MU1	Not within PRCUTS area	MU1	
Building height Britannia Ave/ Neich Parade	15m 8.5m 8.5m 15m 30m	21m 17m	35m 41m/50m 28m 15m 30m	No changes requested but assumed to align with request in FSR
Meryla St/Wilga St		Not within PRCUTS area		
Floor Space Ratio Britannia Ave/ Neich Parade	1.75:1 0.55:1	2.4:1 1.5:1	3:1 2.5:1 2.5:1	6:1 3.5:1
Meryla St/Wilga St	2:1 and 3:1	Not within PRCUTS area	2:1 and 3:1	6:1

Recommendations

- Post-exhibition amendments to explore an increase in the FSR between Britannia Ave and Neich Parade. An increase to the FSR on the lot fronting Parramatta Rd is not supported due to its specific site constraints including narrow lot dimensions, setback requirements and east-west orientation.

- Request to amend setbacks to Parramatta Road is supported, however request for other setback amendments is not supported. The lots fronting Neich Parade are tilted off-north increasing the overshadowing of the street, and the greater depth of these lots allows for the greater setback. Britannia Ave has a very narrow road reserve (9m), necessitating a greater setback for potential tree planting.
- The cycleway is subject to post-exhibition review. Note that the east-side alignment allows for connection between open spaces and services the greater number of proposed dwellings.
- That the Masterplan be amended to increase FSR between Meryla Street and Wilga Street to FSR 6:1 where linked directly to the provision of public open space within the redevelopment of amalgamated lots.

Block C3- 17-23 Neich Parade, 25-31A Neich Parade, 12-20 Britannia Avenue

Two submissions received for Block C3



Figure 12 - Aerial of subject sites of submissions –17-23 Neich Parade, 25-31 Neich Parade and 12-20 Britannia Avenue

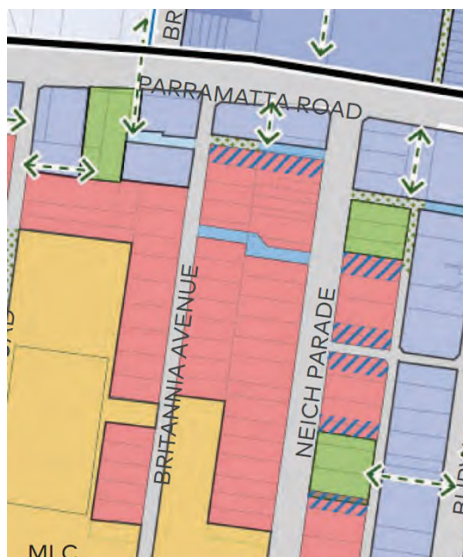


Figure 13 - Land use diagram - residential uses



Figure 14 – Exhibited site amalgamation pattern

Summary of submission for 3 sites 17-23 Neich Parade, 25-31 Neich Parade and 12-20 Britannia Avenue

- Seeks increase in FSR by 20% due to development feasibility and the rising cost of development. Current site value as homes is worth more than proposed development sites under FSR of 2.5:1. Seeks increase in FSR to incentivise redevelopment of land.
- Transition of height between eastern side and western side of Neich Parade is unbalanced. Seeks increase in height for sites ranging from 35m to 50m to create capacity for improved solar access.

Table 4. Summary of exhibited and requested controls for 3 sites 17-23 Neich Parade, 25-31 Neich Parade and 12-20 Britannia Avenue

Planning Controls	Burwood LEP	PRCUTS	Exhibited Draft Burwood North Master Plan	Submission from landowners
Land use zone	R2	R3	R4	No change requested
Building height	8.5m	17m	28 m (8 storeys)	50m (15 storeys) for Site 1 35m (10 storeys) for Site 2 and Site 3
Floor Space Ratio	0.55:1	1.5:1	2.5:1	3:1
Affordable Housing			5%	Increase to 10%

Summary of submission for 27 Neich Parade

- Seeks greater FSR and HOB as proposed controls would result in lower property values than sites on eastern side of Neich Parade with proposed FSR of 6:1 and HOB of 98m.

Table 5. Summary of exhibited and requested controls for 27 Neich Parade

Planning Controls	Burwood LEP	PRCUTS	Exhibited Draft Burwood North Master Plan	Submission from landowners
Land use zone	R2	R3	R4	No change requested
Building height	8.5m	17m	28 m (8 storeys)	98m
Floor Space Ratio	0.55:1	1.5:1	2.5:1	6:1

Recommendations

- Post-exhibition amendments to explore an increase in the FSR up to 3:1 between Britannia Ave and Neich Parade.
- Post-exhibition amendments to explore an increase in height to 35m (10 storeys) to sites fronting Neich Pde to allow development on wider lots. Height to remain consistent with the exhibited Masterplan at 28m (8 storeys) on Britannia Ave where narrower north-south orientated sites allow for more efficient site planning.

Block D2 - 10-22 Neich Parade

- Masterplan identifies this as a key site to deliver approximately 1,335m² of open space at the northern end of the Site.



Figure 15 - Aerial of subject site of submission – 10-22 Neich Parade.

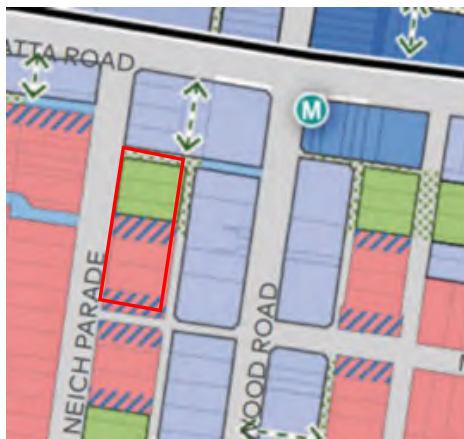


Figure 16 - The land use diagram suggests residential uses with retail uses on ground levels facing into the open space and along Milton St.

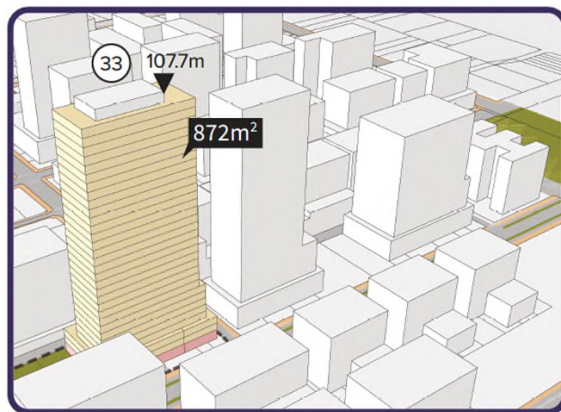


Figure 17 - Modelling provided in submission – of proposed increase in built form

Summary of submission

- Provides site modelling that seeks an increase in FSR from 6:1 to 7.1:1 and HOB to 33 storeys (108m).
- The tower floorplate of 750sqm GBA is also a limiting factor in meeting the true FSR for the development of the site. A gross floorplate of 875m² is preferred as the maximum GBA control in line with best practice.
- The height control in meters should be revised to reflect the true potential development outcome and increase floor-to-floor height standards.
- Adjust podium height controls to reflect the true height of up to 3-4 storeys, between 10.9m - 14.1m as a minimum.
- Concerned with providing residential uses on ground floor – recommends allowing additional non-residential uses to be introduced where the site fronts onto Neich Parade that will align with the Masterplan vision for active travel and the metropolitan character of the area.
- A 2m secondary setback is recommended along the northern edge.

Table 6 - Summary of exhibited and requested controls for 10-22 Neich Parade

Planning Controls	Burwood LEP	PRCUTS	Exhibited Draft Burwood North Master Plan	Submission from landowners
Land use zone	R2	R3	R4	No change requested
Building height	8.5m	32m	98m (30 storeys)	108m (33 storeys)
Floor Space Ratio	0.55:1	4:1	6:1	7.1:1
Tower floor plate	-	-	Maximum 750sqm GBA	Increase to max. 875 sqm GBA
Secondary Setback	-	-	3m	2m
Non-residential uses	-	-	Along northern side of building to activate public space	Entire ground floor

Recommendations

- FSR to be maintained as exhibited, 6:1 FSR with HOB at 98m (30 storeys), to be consistent with surrounding landholdings and potential built form and development outcomes.
- Post-exhibition amendments will consider an increase the minimum floor plate above 8 storeys to 850sqm GBA. This may facilitate greater design flexibility within the built form envelopes derived from the above HOB and FSR.

Block D5 - 34-36 Neich Parade and 38-40 Neich Parade

Two submissions prepared on behalf of individual owners of No.34 and No.36 Neich Parade, and 38-40 Neich Parade.



Figure 18 - Aerial of subject sites of submissions Nos. 34-36 Neich Parade and No.38-40 Neich Parade

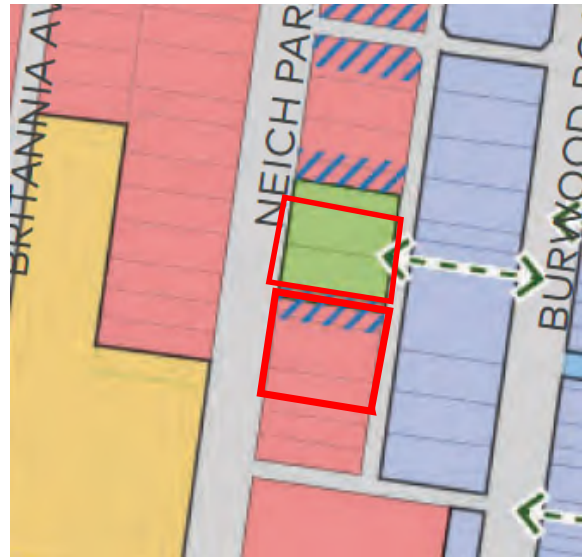


Figure 19 - Land use diagram suggests residential uses with ground floor retail and delivery of open space as part of site amalgamation of Nos. 34-44 Neich Parade.

Summary of Submission for 34-36 Neich Parade

- Seeks removal of open space requirement and increase in HOB and FSR to 65m and 4:1 across both lots.
- Identification of site for open space is unreasonable and would sterilise the land from future development in line with surrounding area.
- The quality of the proposed open space to be provided will be low and will not meet the solar access objectives in the masterplan. Contests the need for additional open space so close to Burwood Park and the capacity of Burwood Park.
- Proposed rezoning and requirement to provide open space is restrictive and significantly devalues the land with no details on council's acquisition.

Table 7. Summary of exhibited and requested controls for 34 and 36 Neich Parade

Planning Controls	Burwood LEP	PRCUTS	Exhibited Draft Burwood North Master Plan	Submission from landowners
Land use zone	R2	R3	R4	No change requested
Building height	8.5m	17m	65m and 0m for portion identified for open space	65m on both lots
Floor Space Ratio	0.55:1	1.5:1	4:1	4:1

Open space	-	-	Provision of open space	Remove open space OR plan for acquisition of sites.
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Recommendations

- Request to remove open space requirement is not supported. Amalgamation of 34-36 Neich Pde with adjacent lots is a requirement of the Master Plan to ensure development rights are pooled across sites and the provision of public open space is delivered in line with the increased resident and worker population.
- Post-exhibition amendments to consider an increase up to FSR 6:1 and HOB to 98m to be consistent with similar development sites linked directly to the provision of Public Open Space.

Summary of Submission for 38-40 Neich Parade

- Seeks an increase in HOB and FSR for the site to 98m and 6:1.
- Considers no justification for lower HOB and FSR compared to adjoining sites due to location and high level of accessibility to transport, services and open space.
- Sites should increase in height and density towards Burwood Park and create a gateway into precinct.

Table 8. Summary of exhibited and requested controls for 38-40 Neich Parade

Planning Controls	Burwood LEP	PRCUTS	Exhibited Draft Burwood North Master Plan	Submission from landowners
Land use zone	R2		R4	No change requested
Building height	8.5m		65m and 0m for portion identified for open space	98m
Floor Space Ratio	0.55:1		4:1	6:1

Recommendations

- Amalgamation of 38-40 Neich Pde with adjacent lots is a requirement of the Masterplan to ensure development rights are pooled across sites and the provision of public open space is delivered in line with the increased resident and worker population.
- Post-exhibition amendments to consider an increase up to FSR 6:1 and HOB to 98m to be consistent with similar development sites linked directly to the provision of public open space.

Block D4 and D7 - 25 Burwood Road and 35AA Burwood Road

This submission was made on behalf of some of the landowners of two sites being Nos.25-25A Burwood Road and No.35AA Burwood Road.



Figure 20 - Aerial of subject site beings No. 25-25A Burwood Road and No.35AA Burwood Road.

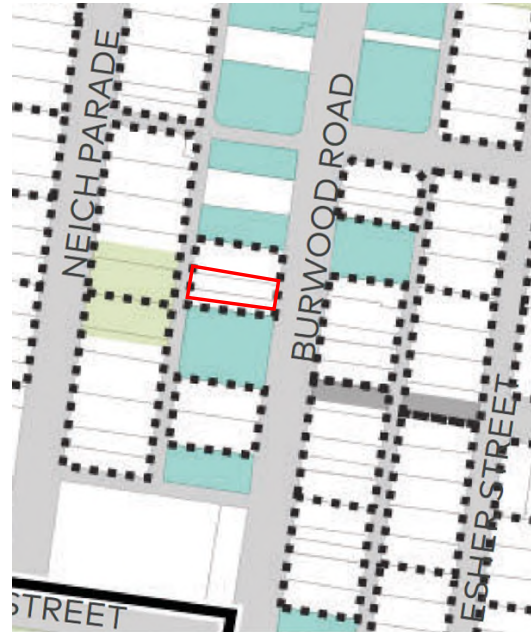


Figure 21 - Pedestrian through-site link and cycleway

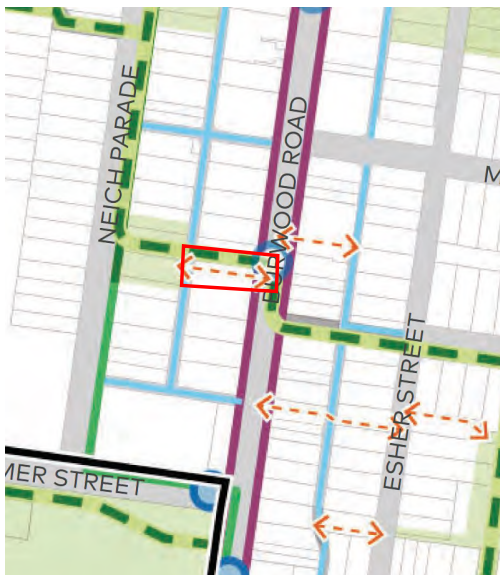


Figure 22 - Site amalgamation pattern

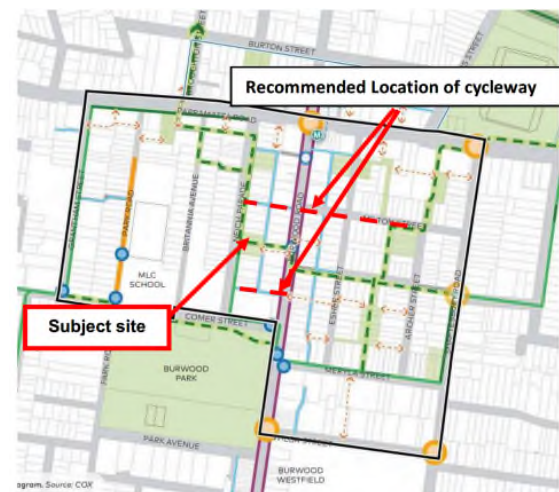


Figure 23 - Suggested location in submission

Summary of submission for 25-25A Burwood Road

- No objection in principle to the provision of a pedestrian link (subject to site amalgamation with 21 Burwood Road) through the site at the ground floor level adjoining commercial space creating activation of the pedestrian link.
- Concerned proposed cycleway is unnecessary burden on site. Suggests relocation of cycleway (see diagram) relocation of cycleway along Milton Street and Nicoll Lane.
- 25-25A Burwood Road should not be burdened by a pedestrian link over site if site amalgamation is not achieved.
- No density bonus provided for the provision of pedestrian link / public benefit. Adjoining lot 21 Burwood contains 9 strata lots. Suggests FSR bonus provision within the Burwood LEP that as a minimum corresponds to the floor area dedicated to the pedestrian link at the ground floor of any future development of an amalgamated site.

Table 9. Summary of exhibited and requested controls for No.25-25A Burwood Road

Planning Controls	Burwood LEP	PRCUTS	Exhibited Draft Burwood North Master Plan	Submission from landowners
Land use zone	MU1	MU1	MU1	No change requested
Building height	30m	32m	35m	37.5m
Floor Space Ratio	3:1 (2.7:1 max residential)	4:1	4:1	Seeking FSR bonus for provision of pedestrian link
Additional requirements	-	-	Pedestrian through-site link and cycleway	No pedestrian link requirement if no site amalgamation is achieved. No cycleway requirement

Recommendations for 25-25A Burwood Rd

- Supports suggestion to review location of cycleway and the through-site link should be pedestrian only, at ground level.
- The site benefits from the increased amenity and desirability of the significant amount of open space (provided by others) adjacent to the west edge of the site. A through-site link potentially provides access to this amenity from dwellings within the site as well as their address to Burwood Road. It is considered that the proposed controls allow for feasible development and no further bonuses are required to deliver the through-site link.

No. 35AA Burwood Road, Burwood

Located on the corner of Burwood Road and Comer Street and consists of a recent development of 5 storey mixed-use building with roof terrace with a height greater than 18m. The site adjoins a strata titled property (54 lots) older style low-rise residential flat building at No. 3-13 Comer Street.

Draft masterplan proposes reduction in height from 30m to 18m and increase in FSR from 3:1 to 4:1.



Figure 24 –Photos of subject site from submission

Summary of submission

- Mismatched density and height controls of 4:1 FSR and 18m HOB.
- Proposes 35m HOB should be applied to the site for consistency with the building height on Burwood Road to allow for future redevelopment and potential additions to existing building.

Table 10. Summary of exhibited and requested controls for 35AA Burwood Road

Planning Controls	Burwood LEP	PRCUTS	Exhibited Draft Burwood North Master Plan	Submission from landowners
Land use zone	MU1	MU1	MU1	No change requested
Building height	30m	32m	18m	35m
Floor Space Ratio	3:1 (2.7:1 max residential)	4:1	4:1	No change requested

Recommendation

- Post-exhibition amendments to consider an increase to 35m HOB to be consistent with adjacent HOB along Burwood Road.

Block E1 - 336B-344 Parramatta Road and 2 Burwood Road



Figure 25 - Aerial image of the subject site (outlined in blue).



Figure 26 - Land Use diagram indicating commercial use

Site location:

- This submission was made on behalf of landowners of 336B-344 Parramatta Road and 2 Burwood Road being NSW Transport (Sydney Metro).
- The subject site is located on the corner of Parramatta Road and Burwood Road (identified in Figures 25 and 26) and is the site for the Burwood North Metro Station entrance on the southern side of Parramatta Road which links via an underground pedestrian tunnel to the station located on the northern side of Parramatta Road.

Summary of submission:

- The draft Masterplan proposes a 0m primary setbacks along all frontages and with a 3m and 6m upper level setback to Parramatta Road and Esher Lane respectively.
- Concern is raised with respect to the shared lane in Esher Lane as this will impede vehicular access to site.
- It is recommended to continue to collaborate with Sydney Metro to determine the appropriate built form typology and controls applying to the station site. Refer to Figure 27 for Stage 3 CSSI built form envelopes for the Sydney Metro West Burwood North precinct.

Recommendations

- Post-exhibition amendments to consider an increase up to FSR 6:1 and HOB to 65m similar to adjoining site.

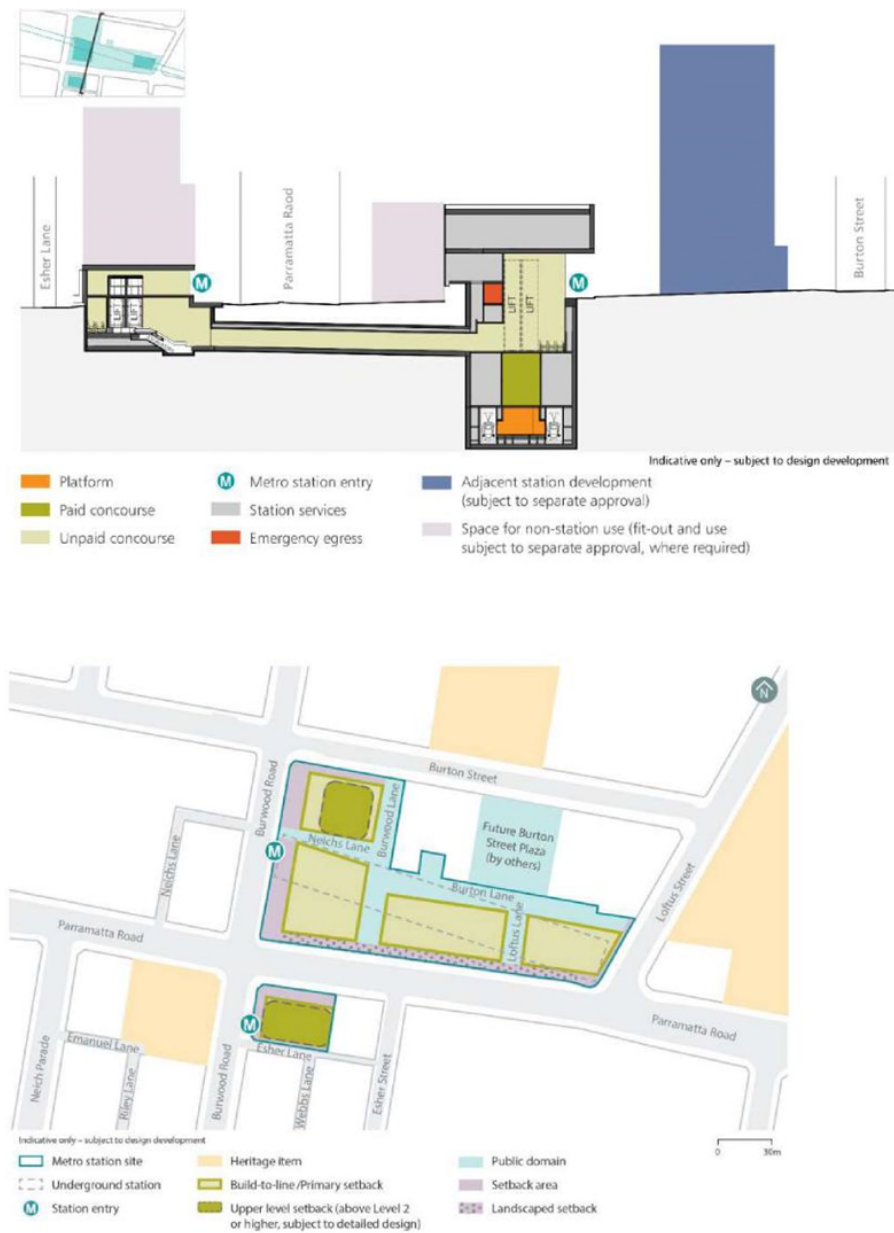


Figure 27 - Indicative Burwood North precinct layout and built form envelope approved under Stage 3 CSSI for Sydney Metro West Rail infrastructure, stations, precincts and operations (SSI-22765520)

Block E7 - 336-336A Parramatta Road



Figure 28 - Aerial image of the subject site Nos.336-336A Parramatta Road (outlined in red).



Figure 29 - Indicating proposed open space to the south of the subject site.

Site location:

- This submission was made on behalf of landowners of Nos.336-336A Parramatta Road, Burwood. The subject site is located on the corner of Parramatta Road and Escher Street close to the intersection of Burwood Road (identified in Figure 28 in red outline above).
- The site adjoins the Metro station entrance site at 336B Parramatta Road, on the corner of Burwood Road and Parramatta Road (outlined in blue). The subject site consists of single storey commercial building and handstand area for motorcycle sales. A portion of the site is identified under BLEP for dedication for road widening along Esher Lane (identified in yellow).
- Under the draft masterplan, this site and the adjoining Metro Station site have been identified in the land use diagram in Figure 66 of the draft Masterplan, for commercial use. The site is located to the north of proposed open space on Escher Street. The draft HOB and FSR for this site reflect the solar access needs of the proposed open space to the south of Escher Lane. The setbacks diagrams (Figure 73 and 74) of the draft Masterplan indicate a pedestrian through-site link from Escher Lane to Parramatta Road on the subject site, however this is not reflected in the any other diagrams.

Summary of submission:

- Seeks an increase in building height from the exhibited 28m (approximately 8 storeys to 65m (approximately 20 storeys) and 2.5:1 FSR to 6:1 FSR, and to amend the proposed land use from fully commercial to allow mixed use (residential shop-top housing).
- Provides a commercial office market appraisal that suggests exclusive commercial office space is experiencing decreasing demand and high vacancy rates in Burwood when compared to high demand for housing across Sydney.

- Suggests allowing this site to have mixed use development and requiring other sites across the precinct to provide a minimum 10% non-residential component would:
 - contribute towards housing supply
 - make re-development becomes feasible since residential and tourist accommodation will outprice office space on the upper levels where distant views can be enjoyed
 - result in a more equitable impact on residual land values across multiple sites
 - spread the employment activity across multiple sites and improves street activation
- A mixed-use development on the subject site is more aligned to the LSPS's vision for the future role of Burwood as a "complete mixed-use centre rather than a more concentrated commercial centre". A mixed-use development with ground and first floor non-residential is consistent with the proposed MU1 – Mixed Use zone for this site under the draft Masterplan.
- Demonstrates through site massing, that their proposed building envelope accommodates a taller slender tower with a 4 storey podium and 20 storey tower, with little or no impact to the surrounding residential fabric with the following benefits:
 - Equal distribution of economically viable commercial space throughout the precinct in the best locations and activation of the podium streetscape
 - Road widening to Esher Lane to facilitate the servicing and public domain for the future area.
 - Provision of a through site link as per the MP.
 - Provision of basement access for the metro site which has a basement which has compromised amenity.
 - Provision of a retail activated public domain that reinforces the metro public domain.
 - Provision of much needed residential yield adjoining a metro station in line with recent State Government initiatives to maximise yield selected metro precincts.
 - Reinforces and compliments the massing as set out in the master plan.
- Suggests that discussions have commenced with the Sydney Metro team regarding the concept of providing shared vehicular access and parking arrangements for the adjacent metro site on this subject site.

Table 11. Summary of exhibited and requested controls for Nos.336-336A Parramatta Road, Burwood.

Planning Controls	BLEP 2012	PRCUTS	Exhibited MP	Submission from owners
Land Use Zone (LZN)	E3 – Productivity Support	B4 – Mixed Use	MU1 – Mixed Use Identified for commercial use (Land Use Diagram Fig.66)	Allow mixed use with commercial 10% of GFA at ground level and L1 with shop top housing above
Building Height (HOB)	15m	32m	28m	65m (20 storeys)
Floor Space Ratio (FSR)	1.75:1	4:1	2.5:1	6:1

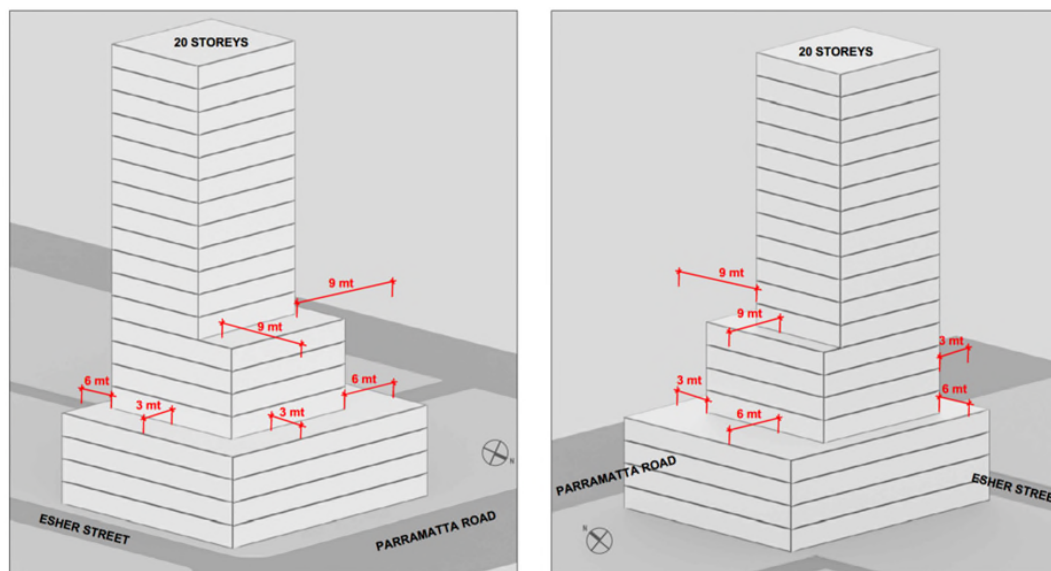


Figure 30 - Extract from submission - Proposed envelope conceptual site massing for Nos.336-336A Parramatta Road (Source: Tony Owen).

Comments

- Constrained site adjoining metro station site.
- Draft Masterplan proposes lower HOB and FSR than PRCUTS.

Recommendations

- Post-exhibition amendments to consider an increase up to FSR 6:1 and HOB to 65m.

Block E3 - 1-15 Esher Street

Two independent proposals were received for this site.

Site location:



Figure 31. Aerial image of the subject site Nos.1-15 Esher St (outlined in red).

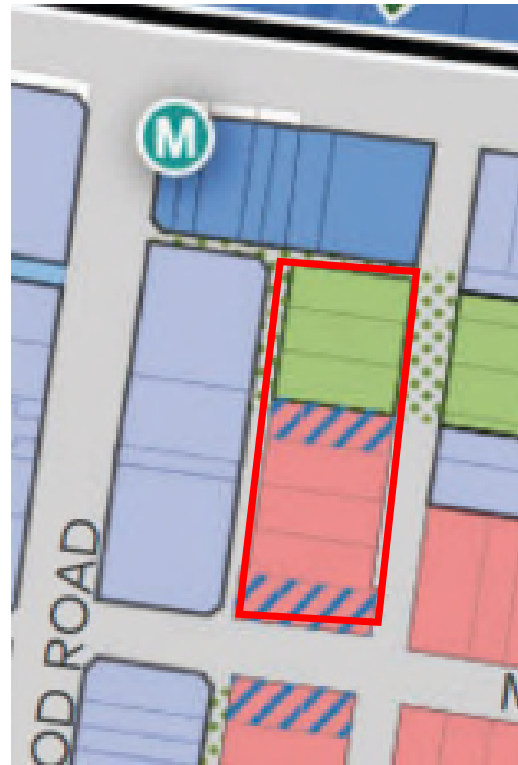


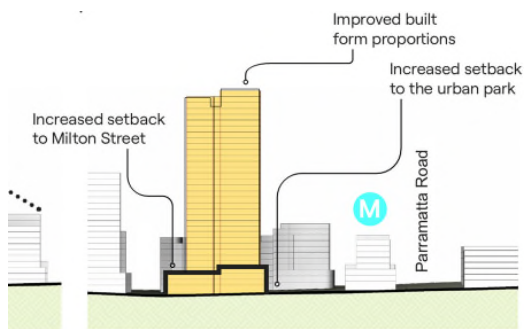
Figure 32. Exhibited land uses - proposed open space (indicated in green), and ground floor retail (blue hatch)

Site location:

- The subject site is located at 1-15 Esher Street, bounded by Esher St, Esher Lane, Webb Lane and Milton Street and consists of 8 lots with residential dwellings.
- Under the draft Masterplan, this site is identified as a key site for the delivery of proposed open space, with remaining residential land use and ground floor retail use along Milton Street and edge of proposed open space for activation.
- The proposed FSR and HOB reflect the redistribution of GFA from the proposed open space to the developable portion of the site.

Proposal A**Summary of Submission**

- Seeks an increase in building height from the exhibited 98m (approximately 30 storey tower) to 112m (approximately 34 storeys) and modifications to setbacks and podiums. No increase in FSR has been requested.
- Provides built form testing of three options to demonstrate that preferred option of increasing height to 112m (34 storeys) with a slightly larger proposed open space of 1,300 sqm. Provides preliminary testing for an option to increase to 40 storeys.
- To enable redevelopment of the key site, submission suggests that draft MP requirement for solar access to public open spaces should not apply to this site as detailed built form testing confirms less than 5% of the proposed open space may achieve 2 hours of sunlight between 9am and 3pm during mid winter. Solar access diagrams are provided to demonstrate this and how a taller slender building will result in faster moving shadows.
- Building separation to western site interface is compromised due to nil setback on existing adjacent properties along western side of Webbs Lane. The existing development includes habitable windows overlooking the subject site. Future development may compromise the outlook of existing east facing units.
- The distribution of buildings heights under draft MP does not reflect the identified opportunities or take into account the topography of the precinct. Allocation of maximum building heights near the metro would strengthen the urban form profile (justification for greater height).
- Suggests the draft MP fails to provide strong principles to guide the delivery of harmonious streetscape proportions along Milton St and Esher St. The distribution of heights delivers a fragmented street wall profile and undesirable built form proportions.
- The proposal seeks:
 - Increased setback from 0m to 3m to increase the size of the public open space with improved solar access.
 - Increased tower height to improve building form and emphasis above the Metro Station entry to announce the location of the public transport node.
 - Increased northern podium setback ensures some improved outlook and daylight access to the adjacent property to the west located at No.10-12 Burwood Road
 - Consolidated tower footprint to enable reduced building heights at the southern end of the site (from 3m to 11m on secondary setback) allows for improved outlook to the adjacent development at No. 18-22 Burwood Road.
 - Stepped podium heights and tower profile to promote slender tower proportions.



Esher Street Elevation

Figure 33 - Extract from submission 1-15 Esher St (Proposal A) – Built form testing explores increased podium and tower setbacks with massing transferred to the upper tower levels. (Source: GYDE)

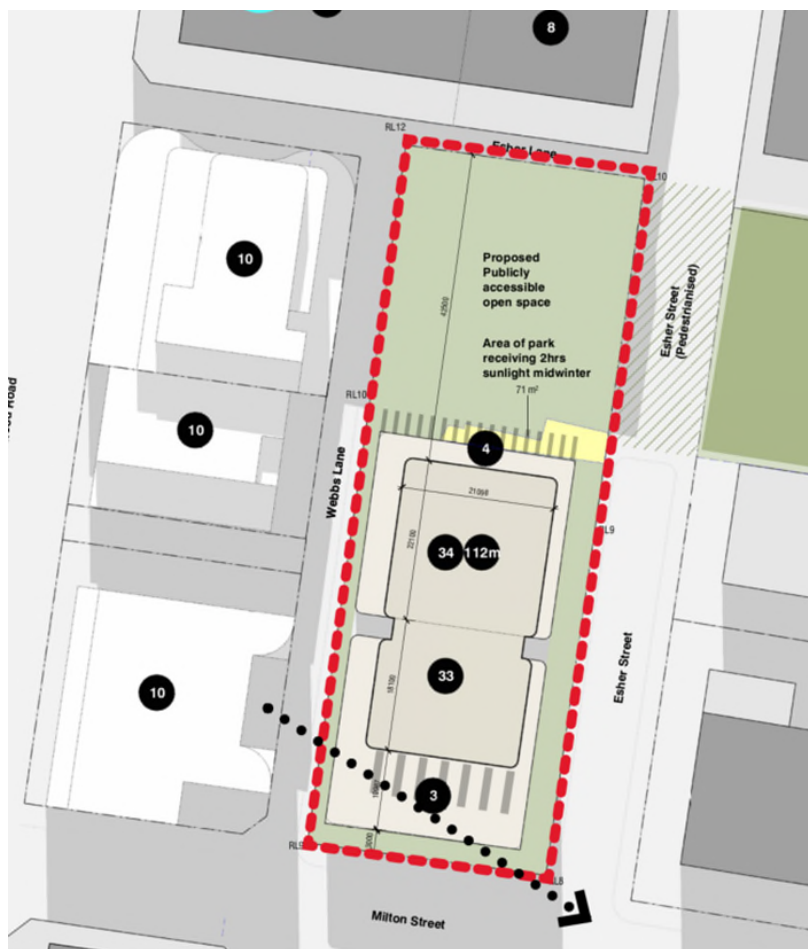


Figure 34 - Extract from submission 1-15 Esher St (Proposal A) – Built form testing explores increased podium and tower setbacks with massing transferred to the upper tower levels. (Source: GYDE)

Table 12. Summary of exhibited and requested controls for Nos.1-15 Esher Street – Proposal A (JVUrban/Develotek)

Planning Controls	BLEP 2012	PRCUTS	Exhibited MP	Submission from owners (option 2)
Land Use Zone (LZN)	R2 – Low Density Residential	R3 – Medium Density Residential	R4 – High Density Residential	No change requested
Building Height (HOB)	8.5m	32m	98m on part site 0m for open space	112 m (34 storeys)
Floor Space Ratio (FSR)	0.55:1	4:1	6:1	No change requested
Setbacks (primary) Secondary			Esher St 4m Milton St 3m Webbs Lane 2m Open Space 0m Esher St 2m Milton St 3m Webbs Lane 4m Open Space 3m	Esher St 4m Milton St 3m Webbs Lane 2m Open Space 3m Esher St 2m Milton St 11m Webbs Lane 4m Open Space 3m

Proposal B

Issues raised in submission:

- This submission seeks an increase in building height from the exhibited 98m (approximately 30 storey tower) to 127m (approximately 39 storeys) and modifications to setbacks and podiums. No increase in FSR has been requested.
- Provides built form testing of three options:
 - Scenario 1. Built form as per draft masterplan. The residential built form footprints and heights as illustrated in the Building Heights Diagram is unable to achieve the desired FSR of 6:1. The Building Heights Diagram shows three heights mapped across the site (0m, 28-30m and 98m). This achieves an FSR of 4.94:1.
 - Scenario 2. Increase height to 37 storeys. An additional 9 storeys and 27m (37 storeys total and 125m) would be required (including an additional rooftop plant level) to achieve an FSR of 6:1.
 - Scenario 3. There is a discrepancy between the Building heights diagram and the Proposed Height of Buildings diagram in the Masterplan. The Building Heights diagram has a finer grain approach with the southern portion of the building mass with an 8 storey component. The Height of Buildings Diagram does not reflect this 8 storey portion. Modelling was undertaken to understand the opportunities of having a larger tower footprint that was setback only 6m off the Milton Street boundary. The desired FSR of 6:1 was easily achieved.
- Scenario 2 is outcome is preferable over extending the tower footprint, as it results in greater building separation to the south, reduced over shadowing and a slenderer and efficient building footprint which is able to achieve greater solar amenity and cross ventilation for future apartments.



Figure 35 - Comparison of Tower form Scenario 1 (30 storeys MP), Scenario 2 (37 storeys) vs Scenario 3 (30 storeys with extended tower footprint)

Recommendations for Block E3

- FSR to be maintained as exhibited, 6:1 FSR with HOB at 98m (30 storeys), to be consistent with surrounding landholdings and potential built form and development outcomes.
- Post-exhibition amendments will consider an increase the minimum floor plate above 8 storeys to 850sqm GBA. This may facilitate greater design flexibility within the built form envelopes derived from the above HOB and FSR.
- Any setback from the proposed public space should be from its boundary and not reduce the area of required public space.
- Minimum setbacks to Milton Street to be maintained (noting increase to maximum tower GBA).

Block E4 - 32-34 Burwood Road

Submission prepared on behalf of owners of Nos.32-34 Burwood Road

This site has an active DA consent for a change of use for Level No's 1 & 2 of a 9 storey Mixed Use Development (DC No. 39/2017 issued on 26/02/20) from a 20 room boarding house to a total of 10 residential apartments and adjustments to car parking arrangements (DA 60/2022 issues 23/3/23).

A modification is under assessment for the conversion of boarding house units on Levels 1 and 2 and increase from 10 to 12 residential apartments, change to floor to floor heights, minor amendments to the basement levels, additional car parking.



Figure 38 - Aerial of subject site of submission – Nos 32-34 Burwood Road.

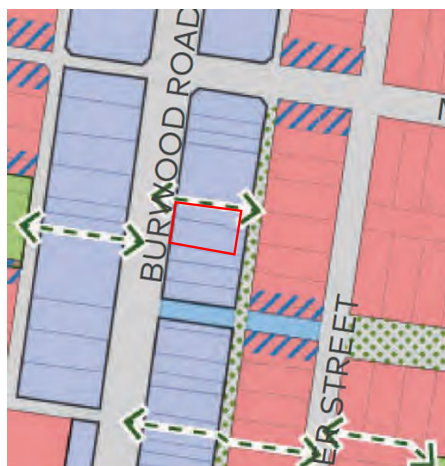


Figure 39 - Land use diagram with through site link

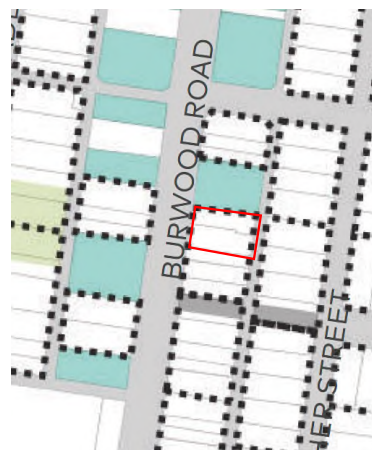


Figure 40 - Site amalgamation pattern

Summary of Submissions

- Minimum lot size requirement of 1,500sqm is considered excessive due to small lot sizes and unrealistic price expectations from landowners. Previous lot site was 500sqm. Masterplan would not be delivered in its entirety. Recommends minimum lot size of 800sqm.
- Proposed through site link at the northern boundary of No.32 Burwood Road is unnecessary and serves little purpose between Burwood Road and Webbs Lane. The proposed through site link along No. 40 Burwood Road already provides a pedestrian link for properties to the east of Burwood Road. Notes there is only one link proposed along the western side of Burwood Road.
- Proposed building height at 32-34 Burwood Road of 35m does not align with the proposed FSR of 4:1. Recommends increase to 37.5m to accommodate FSR.

Table 14. Summary of exhibited and requested controls for 32-34 Burwood Road

Planning Controls	Burwood LEP	PRCUTS	Exhibited Draft Burwood North Master Plan	Submission from landowners
Land use zone	MU1	MU1	MU1	No change requested
Building height	30m		35m	37.5m
Floor Space Ratio	3:1 (2.7:1 max residential)		4:1	No change requested

Recommendations

- Requested amendments are not supported.
- The minimum lot size of 1,500 sqm for the delivery of medium/high density apartment buildings should be maintained. It ensures better urban design outcomes than result from the current control, where each small development site requires separate residential and commercial lobbies; inefficient basement parking and obtrusive driveway access; garbage storage and access; services infrastructure and fire control equipment/panels; etc. The intent of the Masterplan is to reduce the impact of the above items on streetscapes and promote the activation of laneways.
- The through-site link at ground level is designed to increase connectivity to the laneways where possible.
- The HOB of 35m is to maintain the current character of Burwood Rd, and achieving the 4:1 FSR within this height is facilitated by the minimum 1,500 sqm lot size and subsequent reduction of the duplication of building elements.

Block E5 - 17-23 Esher Street



Figure 41 - Aerial image of the subject site Nos.17-23 Esher St (outlined in red).

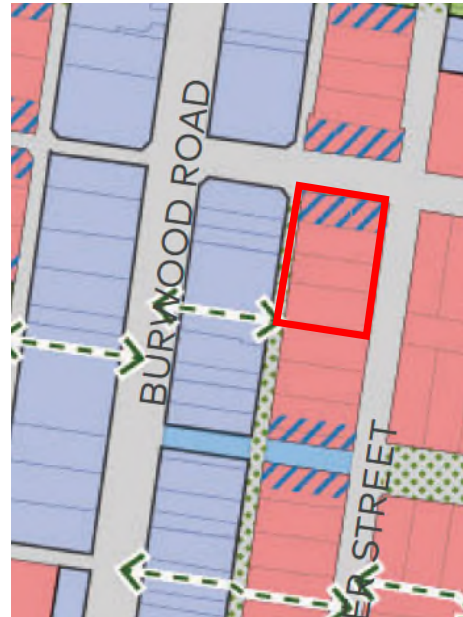


Figure 42. Extract from draft Masterplan Land Use Diagram indicating the subject site (in red) and ground floor retail (blue hatching)

Site location:

- This submission relates to the site at Nos.17-23 Esher Street. The subject site consists of 4 lots and is located on southern corner of Esher Street and Milton St with rear boundary along Webbs Lane (identified in Figure 39 in red outline).
- The site is the subject of a Planning Proposal with a proposal requesting rezoning to B4 Mixed Use, increased in HOB to 32m (10 storeys) and increase in the maximum FSR to 4:1. The Planning Proposal was assessed and reported to the BLPP Meeting on 9 July 2019, which recommended that the Proposal not proceed for gateway determination for the following reasons:
 - The proposal is premature and does not meet the criteria of PRCUTS out of sequence checklist.
 - There are numerous studies underway which will determine the desired future character of this area.
 - The Panel is not yet satisfied that the proposal meets the site specific merit test.
- The applicant requested the Planning Proposal be 'put on hold' to await preparation of the draft masterplan.
- Under the draft masterplan, this site has been identified as a proposed amalgamation site for residential use with ground floor retail for activation along Milton Street.

Summary of submission

- This submission seeks an increase in building height from the exhibited 65m (approximately 20 storey tower) to 76m (approximately 23 storeys) and an increase in FSR from 6:1 to 7.2:1. FSR 6:1 is considered too low to create a viable development for the site based on the other site controls and proposed height does not align with the pattern of development set out in the Masterplan.
- The built form testing demonstrates a mismatch of controls with proposed HOB and FSR for site. Modelling demonstrates the proposed FSR of 6:1 and HOB of 65m do not match. A fully compliant scheme with FSR of 6:1 could be achieved in a HOB of 58.1m and therefore resultant HOB is inconsistent with the vision and height strategy under draft masterplan.
- Demonstrates that a 3.2m floor to floor height scenario would result in 59.7m at 18 storeys and still be inconsistent with height (whilst still achieving 6:1 FSR). Proposes a higher FSR to achieve the 65m HOB.
- Demonstrates under proposed controls, that the tower has a very small footplate of 600sqm GBA. A taller building is necessary to compensate for small floorplate and deliver a viable tower development and encourage the principles of stepping down from height, as the adjacent sites to the north are taller. Testing of built form indicates an increase to 23 storeys with additional setbacks would result in no greater impact on overshadowing of adjoining properties.
- Seeking additional residential GFA by providing additional public benefit with a through-site link connecting with adjacent link along Burwood Road, and additional retail space on ground floor thereby unlocking permeability and connectivity within the precinct.
- Proposal is considered to provide the following public benefits:
 - Proposed new activated through-site link connecting Burwood Road to Esher St
 - Additional ground floor retail and non-residential uses (addition 665sqm) to support street activation.
 - More housing within walkable distance to high capacity public transport

Table 15. Summary of exhibited and requested controls for Nos.17-23 Esher Street

Planning Controls	BLEP 2012	PRCUTS	Exhibited MP	Submission from owners (Scenario 2)
Land Use Zone (LZN)	R2 – Low Density Residential	R3 – Medium Density Residential	R4 – High Density Residential	No change requested
Building Height (HOB)	8.5m	32m	65m (20 storeys)	76m (23 storeys)
Floor Space Ratio (FSR)	0.55:1	4:1	6:1	7.2:1
Through-site link			None indicated in MP	Provided on southern boundary

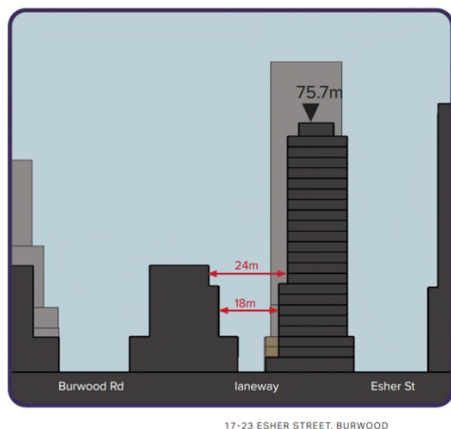


Figure 43 - Massing elevation from submission

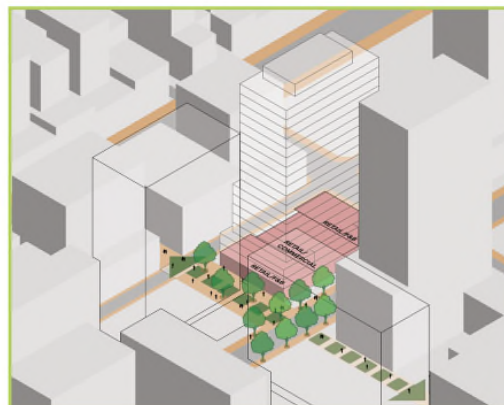


Figure 44 - Proposed through site link from submission

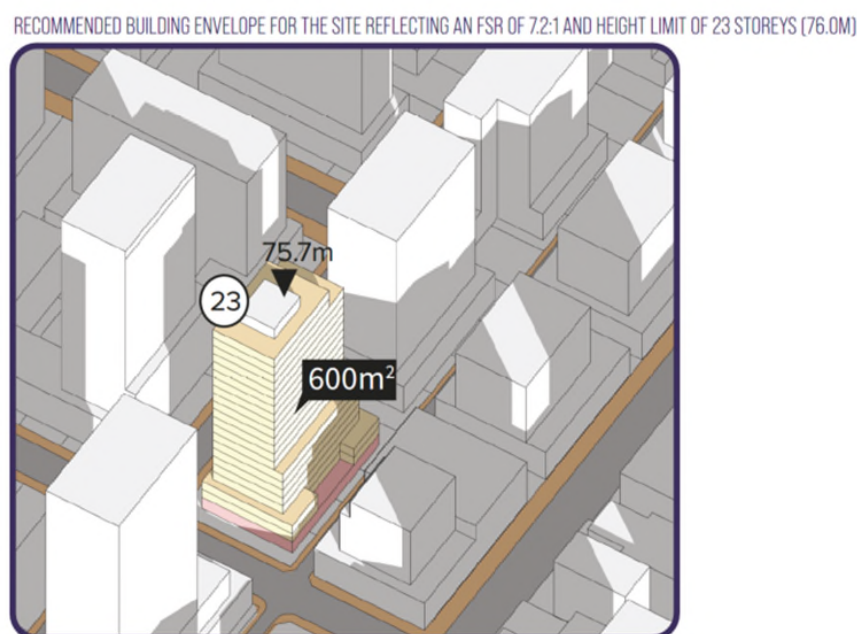


Figure 45 - Extract from submission 17-23 Esher Street – Proposal to increase to 23 storeys (Source: Hatch)

Recommendations

- FSR to be maintained as exhibited - 6:1 FSR with HOB at 98m (30 storeys), to be consistent with surrounding landholdings and potential built form and development outcomes.
- Post exhibition amendments should consider the provision of another form of public benefit should be provided on the site to warrant the currently proposed density.
- The east-west through-site link is not required. The through-site links in the Masterplan between Burwood Road and Webbs Lane are to promote connectivity between the Burwood Road retail strip and activated laneways to the rear of the retail.

Blocks F1 - 326 & 332-334 Parramatta Road



Figure 46 - Aerial image of the subject site Nos.326 & 332-334 Parramatta Road (outlined in red)

Site location:

- The subject site consists of 4 lots (with site area of approximately 1,850sqm) and is located on the corner of Parramatta Road and Esher Street. The site contains a gym and vehicles sales and vehicle repair station.
- Under the draft masterplan, the proposed site amalgamation pattern indicates the sites to be amalgamated and delivery of proposed open space and pedestrian through site access on the eastern boundary along No.326 Parramatta Road.



Figure 47. Extract from draft Masterplan Land Use Diagram indicating the subject site (in red) and site amalgamation requirement, and proposed open space including through site link.



Figure 48. Extract from draft Masterplan Site Amalgamation Pattern

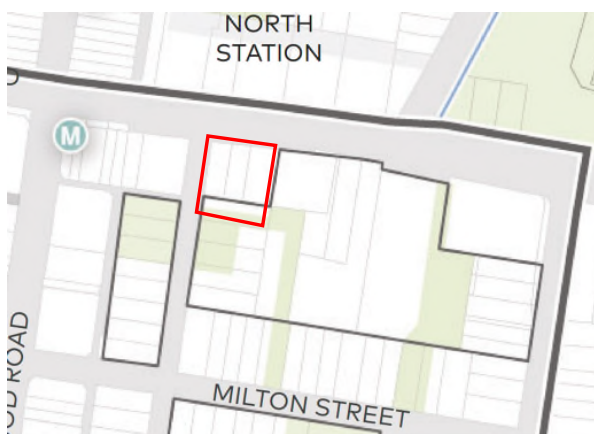


Figure 49. Key Sites Diagram

Summary of submission

- Seeking review of exhibited FSR from 2.5:1 to 4:1 or 6:1 to compensate for land identified for pedestrian access, cycleway and provision of open space.
- Considers the request to be consistent with recent State Government announcement intending to increase heights and densities of properties near the Metro Station.

Table 16. Summary of exhibited and requested controls for Nos.326-334 Parramatta Road

Planning Controls	BLEP 2012	PRCUTS	Exhibited MP	Submission from owners
Land Use Zone (LZN)	E3 R2	B4	MU1	<i>No change requested</i>
Building Height (HOB)	8.5m	B4 21m R3 24m	28m and 0m (on proposed open space)	Not specified but assume in line with requested FSR
Floor Space Ratio (FSR)	E3 – 1.75:1 R2 – 0.55:1	B4 2.4:1 R3 2.1:1	2.5:1	4:1 or 6:1

Recommendations

- Post-exhibition amendments to explore an increase in the FSR to a minimum FSR 3:1. Increase in built form in this location may be appropriate to encourage orderly economic development.
- Increases to FSRs above 3:1 are not consistent with surrounding proposals within the Masterplan, considering the site constraints and the potential overshadowing of open space to the south.

Blocks F1 & F4 - 320 Parramatta Road



Figure 50 - Aerial image of the subject site Nos.320 Parramatta Road (outlined in red)

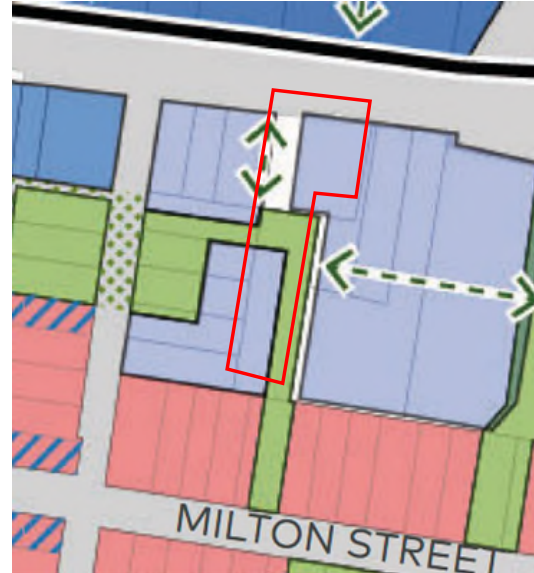


Figure 51 - Extract from draft Masterplan Land Use Diagram indicating the subject site (in red) proposed open space

Site location:

- This submission relates to the site at Nos.320 Parramatta Road. The subject site consists of 2 lots and is located near the corner of Parramatta Road and Esher Street.
- Under the draft masterplan, the proposed site amalgamation pattern indicates No.326 Parramatta Road to be amalgamated with the corner lots and for the delivery of proposed open space and pedestrian through site access on the eastern boundary along No.326 Parramatta Road. Nos. 320-324 Parramatta Road is included with adjoining lots at No.318 Parramatta Road and Nos.6-12 Esher Street for the delivery of open space.

Issues raised in submission

- Concerned with potential amalgamation patterns in masterplan, prefers minimum site area of 1500sqm as the only control. Site patterns would limit ability to deliver open space. Suggests relocation of site link.
- Suggests that No 320 Parramatta Road should be FSR of 6:1 across entire lot not small portion of 2.5:1
- Suggests heights and FSRs along Parramatta Road frontage should be increased as they are not feasible.



Figure 52 - Extract from submission –indicating split FSR.

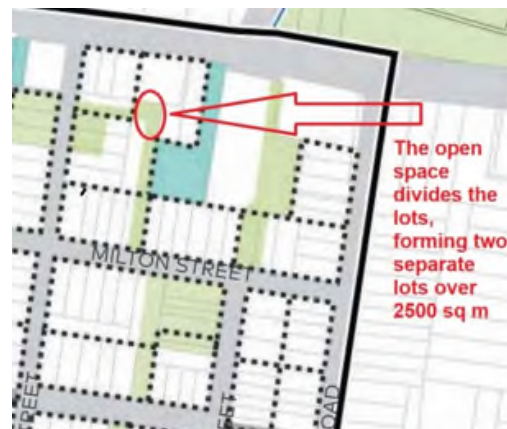


Figure 53 - Extract from submission – site amalgamation pattern

Table 17. Summary of exhibited and requested controls for Nos.320 Parramatta Road

Planning Controls	BLEP 2012	PRCUTS	Exhibited MP	Submission from owners
Land Use Zone (LZN)	E3 and R2	B4 and R3	MU1	<i>No change requested</i>
Building Height (HOB)	15m	B4 21m R3 24m	0m (open space) 10.5m and 98m	Not specified but assume in line with requested FSR
Floor Space Ratio (FSR)	E3 – 1.75:1 R2 – 0.55:1	B4 2.4:1 R3 2.1:1	2.5:1 and 6:1	Expand 6:1 across entire lot

Recommendation

- A significant portion of 320-324 Parramatta Rd is too narrow to facilitate dense development (20m wide) and isolated from a street address. Vehicle access from Parramatta Road to the property will be restricted. The exhibited masterplan amalgamation pattern provides outcomes such as an efficient north-south orientated residential tower compliant with site setbacks and building separation controls to adjoining development.
- The amalgamation allows for provision of open space and the laneways and links required for pedestrian movement and servicing of the block.
- Post-exhibition amendments to explore an increase in the FSR to a minimum FSR 3:1 consistent with NSW Government housing reform, with the HOB increased accordingly. The rest of the amalgamated site should remain at FSR 6:1, as exhibited.

Blocks F3/F6/F7 - 302-312 Parramatta Road



Figure 54 - Aerial image of the subject site Nos.320-314 Parramatta Road (outlined in red)



Figure 55. Extract from draft Masterplan land use diagram indicating the subject site (in red) and proposed open space and through site access.

Site location:

- The subject site is located near the corner of Parramatta Road and Shaftesbury Road (identified in Figure 54 by red outline). The site is approximately 5,500sqm and contains a Dan Murphy's retail premises.
- Under the draft masterplan, the subject site is identified for mixed use development and includes the delivery of proposed open space connecting Parramatta Road to Milton Street and an east-west pedestrian through site access to adjoining sites. The site is identified within a key site amalgamation pattern within the block bounded by Parramatta Road, Shaftesbury Road, Milton Street and Esher Street.



Figure 56 - Extract from draft Masterplan Key Sites diagram indicating the subject site (in red) and proposed key site in black outline.

Summary of submission

- Concerned with accessibility and connectivity through the site, including the location of the through-site links on subject site and future connection to road crossing and access to Concord Oval.
- Draft Masterplan assumes that existing mid-block strata development (at No.316 Parramatta Road) will remain in the short to mid-term. There are opportunities to improve east-west connectivity should these sites be redeveloped in the future.
- Issues relating to land tenure and leaseholds will need to be considered in addition to the extent of land ownership boundaries.
- Proposes alternate built form modelling to accommodate the public domain opportunities whilst also catering for the needs of their existing tenant.
- Seeks to increase FSR on the eastern side of subject site from 3:1 to 6:1 to follow the cadastral boundary. Provides site modelling to demonstrate requested FSR of 6:1 can be accommodated on the site within the building envelopes recommended by the draft Masterplan.
- Seeks increase in FSR part of site facing Parramatta Road from proposed 2.5:1 to 4:1 with building heights ranging from 13 to 11 storeys in the street block which includes the subject site
- Considers the three storey street wall with secondary heights of 8-10 storeys inadequate to facilitate redevelopment in the short to mid-term. The proposed height along Parramatta Road is insufficient and does not match the potential to improve pedestrian amenity and protect land uses from heavy traffic noise.
- Suggests the development controls on the north of Parramatta Road focuses too much on the west of the railway station instead of creating intensity around the future station entries and should be reviewed.
- Seeks increase maximum floorplate size from 750sqm to 1000sqm GBA to allow greater flexibility on sites with good orientation where solar access can be optimised and will be consistent with other high-density environments. The modelling undertaken for Canada Bay Council in the Stage 1 PRCUTS planning proposal, for example, assumed a maximum floorplate size of 1,000sqm. City of Sydney for example, floorplate size of 750sqm (GFA) is imposed via the development control plan (DCP).



Figure 57 - Extract from submission – built form testing subject site (in red)



Figure 58 - Extract from MP – heights massing (subject site in red)



Figure 59 - Extract from draft Masterplan – FSR - subject site outlined in blue.



Figure 60 – Proposed FSR from submission with subject site outlined in blue.



Figure 61 - Block diagram from submission

Maximum tower floorplate assumption

Table 18. Summary of exhibited and requested controls for Nos. 302-312 Parramatta Road, Burwood

Planning Controls	BLEP 2012	PRCUTS	Exhibited MP	Submission
Land Use Zone (LZN)	E3	B4	MU1	<i>No change requested</i>
Building Height (HOB)	15m	B4 21m	28m along Parramatta Rd 82m	12 storeys 25 storeys
Floor Space Ratio (FSR)	1.75:1	B4 2.4:1	2.5:1 along Parramatta Road and 3:1 and 6:1	4:1 along Parramatta Rd and 6:1
Maximum floorplate area			750sqm GBA	1,0000sqm GFA

Recommendations

- Suggestions made in relation to built form and development controls on the northern side of Parramatta Road and Burwood North Metro station are noted, however are located within Canada Bay LGA.
- Comments in relation to accommodating long term lease arrangements on the site are not part of the consideration of the draft Masterplan. The draft Masterplan is Council's long term vision for the precinct. The staging and timing of future developments is the responsibility of landowner and developers.
- Post-exhibition amendments to explore an increase in the FSR to a minimum FSR 3:1 in line with the proposed amendments to the Low to Mid Rise SEPP with the HOB increased accordingly. The FSR of 6:1 at the rear of the site is to extend to the east boundary (and across the adjacent lots to Shaftsbury Road).
- Post-exhibition amendments will consider an increase in the minimum floor plate above 8 storeys to 850sqm GBA. This may facilitate greater design flexibility within the built form envelopes derived from the above HOB and FSR.
- The Masterplan assumes that the strata titled site at No. 316 Parramatta Road will remain as it is for some time. Building setback and laneway controls are to be in place to allow future development of the site.
- Post-exhibition amendments will consider an adjustment to the amalgamation pattern to include one of the lots fronting Shaftsbury Road allowing access to the site.

Block F9 - 9 Milton Street



Figure 62 - Aerial image of the subject site Nos.9 Milton St (outlined in red)



Figure 63 - Extract from draft Masterplan land use diagram indicating the subject site (in red)

Site location:

- This submission relates to the site at No. 9 Milton St on the northern side of Milton Street. The subject site is located mid-block between Esher Street and Shaftesbury Road.
- Under the draft masterplan, the subject site is identified for residential use and forms part of a potential site amalgamation of 6 lots along Milton Street.

Summary of submission

- Suggests the proposed height is lower than adjoining sites due to location of site north of the proposed open space.
- Lower height has resulted in a devaluation of property value. Seeks same height as adjoining from 28m to 50m (15 storeys). There will still be a minimum of 2 hours sunlight on the park given this height.

Table 19. Summary of exhibited and requested controls for No.9 Milton St Burwood

Planning Controls	BLEP 2012	PRCUTS	Exhibited MP	Submission
Land Use Zone (LZN)	R2	R3	MU1	<i>No change requested</i>
Building Height (HOB)	15m	24m	28m	50m
Floor Space Ratio (FSR)	1.75:1	2.1:1	2.5:1	Not stated but implied to be same as adjoining at 3:1

Recommendations

- Post exhibition amendments to consider increasing the FSR of the amalgamated site to FSR 4:1, to be consistent with anticipated development outcomes on adjoining sites.
- Height to be increased to 65m (20 storeys) for part of the site, with part at 28m (8 storeys) to limit overshadowing of open space to the south.

Block H1 – Meryla Street, Archer Street, New Street and Esher Street

Two submissions made on behalf of 15 landowners (including a petition) in area referred to as “Meryla Corridor”. (Boundary of area is not specified in submission however landowners are located within circle below).

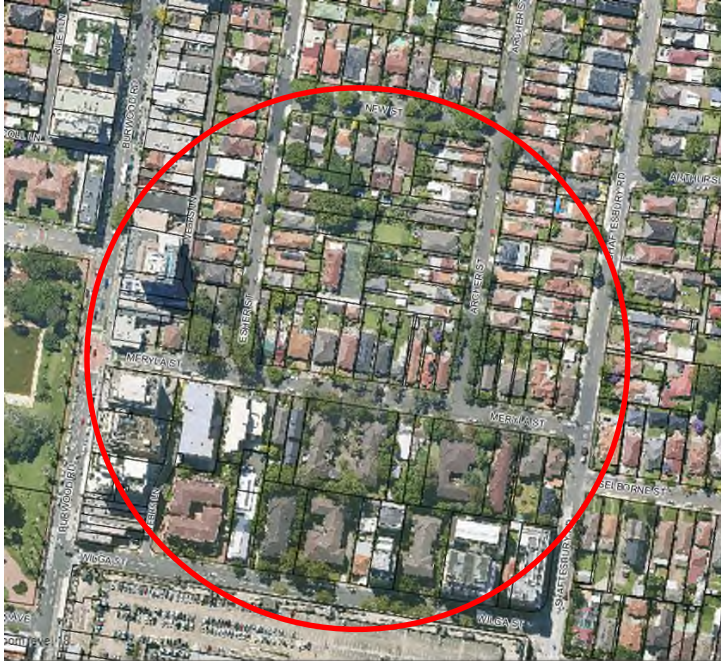


Figure 64 - Aerial of subject site bounded by New Street, Archer Street, Meryla Street and Esher Street (in red outline).



Figure 65 - Land Use Diagram, as exhibited in draft Masterplan bounded by New Street, Archer Street, Meryla Street and Esher Street (in red outline).

Summary of Submission

- Objects to the proposed controls under draft masterplan for the area. Considers proposal to be an inequitable distribution of FSR and HOB due to open space requirement on some sites.
- Proposed 3:1 FSR is insufficient to promote redevelopment of land due to existing house values and proximity to Burwood North Metro Station.
- Seeking an increase in FSR to 4.5:1 for following reasons:
 - The “Meryla Corridor” is suitably located to become an extension of the Burwood Town Centre which is a 4.5 FSR
 - Provides example of proposed built form scale for Planning Proposal for Nos.166-204 Parramatta Rd, Croydon which is larger in scale and further away from Metro Station.
 - Concerned developers will use an opportunity to buy properties at 3:1 FSR but then have Council increase the density considerably, resulting in home owners missing out on the uplift.
 - Proposed FSR provides no economic benefit/ incentive to redevelop due to increase in house prices and land value.
- Seeking to remove proposed open space requirement in this area for following reasons:
 - Sites identified with open space requirement are devalued.
 - Open space should be relocated on more constrained land. Sites identified for park are not flood constrained and the high risk flooding areas on the western side of block are identified for future high density development.
 - The need for a park in this location is not demonstrated, as the site has access to open space within 200m with minimum size of 1500sqm. Proposed park on Milton street will be located 130m from the subject site and Burwood Park is located 160m.’
 - Considers the proposed 0.41 Ha linear park will make little impact to alleviate current pressure on Burwood Park. Proposed linear park is unreasonable and unnecessary as it fails to meet linear park criteria in draft masterplan – and should be relocated to more constrained sites.
- Considers proposed site amalgamations are over ambitious and unachievable. Suggests site amalgamation sizes be reduced from 1,500sqm to 1,000sqm.

Table 20. Summary of exhibited and requested controls for Meryla St and Wilga St Burwood

Planning Controls	Burwood LEP	PRCUTS	Exhibited Draft Burwood North Master Plan	Submission from landowners
Land use zone	R2	R3	R4	No change requested
Building height	8.5m	24m	0m to 65m	22 storeys
Floor Space Ratio	2:1/ 3:1	2.1:1	3:1	4.5:1
Additional requirements				Removal of open space requirement Reduction of 1500m minimum lot size of site amalgamation patterns

Recommendation

- The provision of open space is required across the Burwood North Precinct where resident and worker populations will increase significantly under the masterplan. Post exhibition amendments to site amalgamation patterns and proposed built form on this block are to be reviewed to ensure all sites contribute to the required open space (noting the increased amenity and value open space provides).
- Post exhibition amendments to consider increasing the FSR of the amalgamated site to FSR 4:1, to be consistent with anticipated development outcomes on adjoining sites, while allowing adequate provision of open space. HOBs are proposed to be increased accordingly.
- The amalgamation pattern is designed to promote the north-south orientation of residential towers, promoting adequate solar access to residences, and limiting overshadowing of open space.

Block J1-J5 - Meryla Street, Shaftesbury Road, Wilga Street, Burwood Road

5 submissions in relation to Block J1-J5

- A. No. 2-4 Meryla St
- B. Nos. 22-32 Meryla St & Nos. 11-15 Wilga St
- C. Nos.21-23 Wilga Street
- D. Meryla St (entire street)
- E. Meryla St and Wilga St (entire block)



Figure 66 - Aerial image of the subject site Nos.320-326 Parramatta Road (outlined in red)

Site location:

- Five (5) submissions received in relation to the block bounded by Meryla Street, Shaftesbury Road, Wilga Street and Burwood Road.
- This block is outside of PRCUTS frame area, but was included in the Burwood North Precinct study area to investigate the potential transition between Burwood Town Centre and Burwood North Precinct.
- Majority of the lots in this block are strata titled with a mix of recent development and older buildings.

Block J2 - Submission A - Nos.2-4 Meryla St Burwood.

The subject site is located on the corner of Meryla St and Shaftesbury Road and consists of two lots with three dwelling homes (**Site A** in Figure 66 above).

A DA was lodged on 03 February 2023 for a 5 storey residential flat building containing 39 apartments and 51 car spaces (DA2023/5). The applicant requested the DA be put on hold to await the outcome of the draft Masterplan.

Summary of submission

- Due to inclusion in the Burwood Town Centre, this block is subject to the Building Height Plane controls contained in Burwood LEP. Suggests this control is no longer relevant sites on Meryla Street due to Burwood North Masterplan and proposed built form on northern side of Meryla Street.
- Seeks an increase in FSR for subject site from 2:1 to 3:1 and HOB between 8-10 storeys. Provides built form testing and alternative scheme for northern and southern sides of Meryla Street that proposes:
 - The redistribution of FSR to the northern and southern sides of Meryla Street to reduce the FSR on the northern side of Meryla Street, between Archer St and Esher Street from 3:1 to 2.5:1; and
 - Increase the FSR the southern side of Meryla Street, between Shaftesbury Road and Burwood Road, with sites between having a FSR of 2.5:1 and 3:1 (refer to diagram below).
- Concerned with the extent of overshadowing on their site from the proposed building envelopes on northern side of Meryla Street. Provides built form testing and an alternative scheme that:
 - Suggests the rotation of buildings to the northern side of Meryla Street to have a north-south axis to reduce the extent of overshadowing providing additional opportunities to extend the open space along the northern side of Meryla Street for an improved streetscape amenity and appearance;
 - Requires a stepped setback to the upper levels above five (5) storeys to improve solar access to Meryla Street and sites along the southern side of Meryla Street,
- Suggests the Masterplan should maintain the predominant and established street setback of 3 metres along Shaftesbury Road, between Wilga Street to the south and Meryla Street to the north and not increase the setback to 6m as indicated on the draft Masterplan.



Figure 11

FSR Re-distribution along the northern and southern sides of Meryla Street (Comparative Analysis) Source: URBAN POSSIBLE.

Figure 67 - Extract from submission – proposed FSR



Figure 12

Height and building re-orientation (Comparative Analysis). Source: URBAN POSSIBLE.

Figure 68 - Extract from submission – proposed HOB and building configuration on northern side of Meryla Street



Figure 69 - Extract from submission – proposed setbacks

Table 21. Summary of exhibited and requested controls for No.2-4 Meryla St Burwood

Planning Controls	BLEP 2012	PRCUTS	Exhibited MP	Submission
Land Use Zone (LZN)	MU1	N/A	MU1	No change requested
Building Height (HOB)	15m	N/A	15m	8-10 Storeys (33m)
Floor Space Ratio (FSR)	2:1	N/A	2:1	3:1
Setback requirement			6m to Shaftesbury Rd 3m to Meryla St	3m to Shaftesbury and Meryla St

Block J2 and J3**Submission B Nos. 22-32 Meryla Street and Nos.11-15 Wilga Street Burwood.**

This submission was made on behalf of some of the landowners at 22-32 Meryla Street and 11-15 Wilga Street. The subject site consists of strata titled residential flat buildings. (identified as **site B** in Figure 66 above)

- Existing transition area next to Burwood Town Centre with low FSR of 2:1 and 3:1 with little redevelopment along street.
- 22-32 Meryla Street and 11-15 Wilga Street – 2 and 3 storey walk up apartments ageing buildings

Summary of submission

- Masterplan does not provide sufficient opportunity for redevelopment of the sites between Meryla Street and Wilga Street
- All 16 strata owners in 22-32 Meryla Street are in favour of renewal. Site is 3000sqm in size, current 2:1 FSR is too low for renewal.
- Requesting 4.5:1 FSR, as 3:1 FSR is not viable for renewal of strata titled blocks.
- Greater FSR and HOB would be feasible on this block as it forms transition area from Burwood North to higher density Burwood Town Centre. Overshadowing would fall on Westfield roof-top car park, and site is in good location to public transport and services.
- Owners have financial cost of land tax and council rate payments because of the current MU1 land use zone with Burwood Town Centre, but without redevelopment opportunities due to low FSR.

Table 22. Summary of exhibited and requested controls for No.22-32 Meryla St and 11-15 Wilga St Burwood

Planning Controls	Burwood LEP	Exhibited Draft Burwood North Master Plan	Submission from landowners
Land use zone	MU1 (within Burwood Town Centre boundary)	MU1	No change requested
Building height 22-32 Meryla St 11-15 Wilga St	15m 30m	15m 30m	Not stated but implied to fit requested FSR (20 storeys/ 65m?)
Floor Space Ratio	2:1 3:1	2:1 3:1	4.5:1 4.5:1
Additional requirements			

Block J3**Submission C Nos.21-23 Wilga St**

This submission was made by developers in relation to 21-23 Wilga Street.

- The subject site consists of strata titled residential flat buildings. Existing transition area next to Burwood Town Centre with low FSR of 2:1 and 3:1 with little redevelopment along street.

Summary of submission

- Current controls unfeasible for redevelopment along Wilga Street due to strata titled units. FSR is not enough incentive to acquire and redevelop the site. Uplift on this block is appropriate as it is well located and redevelopment would fit the vision for Burwood Town Centre and Burwood North.

- Suggests FSR of 6:1.

Submission D

Summary of submission

- Seeks increase in building heights up to 20 storeys, similar to neighbouring sites in Masterplan area and FSR ranging from 6:1 down to 4.5:1 across the block (see Figure 70 below).
- Whole block is suitable due to location and can accommodate an increased height and density to ensure that built form, streetscape character and activation of the precinct responds to desired future character of the precinct and ensures short and long term sustainable growth of the Burwood Town Centre.
- Increased built form would have no adverse impact on the site to Westfield Burwood to the south
- Suggesting a 6m secondary setback and relocating green link through block.



Figure 70 - Extract from submission proposed FSR



Figure 71 - Extract from submission proposed setbacks

Table 23. Summary of exhibited and requested controls for Meryla St and Wilga St Burwood

Planning Controls	Burwood LEP	Exhibited Draft Burwood North Master Plan	Submission from landowners
Land use zone	MU1 (within Burwood Town Centre boundary)	MU1	No change requested
Building height	15m / 30m	15m / 30m	Up to 20 storeys
Floor Space Ratio	2:1/ 3:1	2:1/3:1	From 3:1 to 6:1
Additional requirements			Secondary setbacks to be 6m

Submission E – Meryla Street

Submission summary

- Suggests increase in height to 8-12 storeys or higher along Meryla Street on both sides, then tapering down in and then up in heights approaching Parramatta Road interface.
- Balance of buildings heights between Victoria Place and on the northern side of Westfield Burwood.
- Higher density in Meryla Street would encourage renewal of the sites.

Recommendations for Block J2 and J3

- 2-4 Meryla Street
 - Post exhibition amendments to consider increasing the FSR of the amalgamated site at No.2-4 Meryla Street to FSR 3:1, and HOB to be increased to 10 storeys to be in line with adjacent increases in density.
 - The higher building densities to the north of Meryla Street relate to the public open space required to be provided on these sites.
 - The built form of towers on sites north of Meryla Street are to be orientated north-south, with controls to be introduced to limit east-west width.
 - A primary building setback to both sides of Meryla Street of 4m (up to 4 storey) with a secondary setback of a further 2m (above 4 storey) are to be introduced to improve solar access.
 - Post exhibition amendments to the amalgamation plans with adjacent site (No.6-8 Meryla Street), which would improve the development outcome for the sites and allow for a more viable building footprint with adequate street setbacks and building separation.
- 22-32 Meryla Street
 - Post-exhibition amendments to consider an increase up to FSR 6:1 and HOB to 98m to be consistent with similar development sites linked directly to the provision of public open space.

- 11-15 Wilga Street
 - FSR (3:1) and HOB (30m) to be maintained due to the restrictive width of the site, and to be consistent with recent development on both neighbouring sites.
- 21-23 Wilga Street
 - Post-exhibition amendments to consider an increase up to FSR 6:1 and HOB to 118m to be consistent with similar development sites linked directly to the provision of public open space.

An alternative Masterplan Scheme

- Submission received proposing an alternative masterplan scheme for Burwood North study area indicating that the proposed controls developed by Council were not viable in the current market.

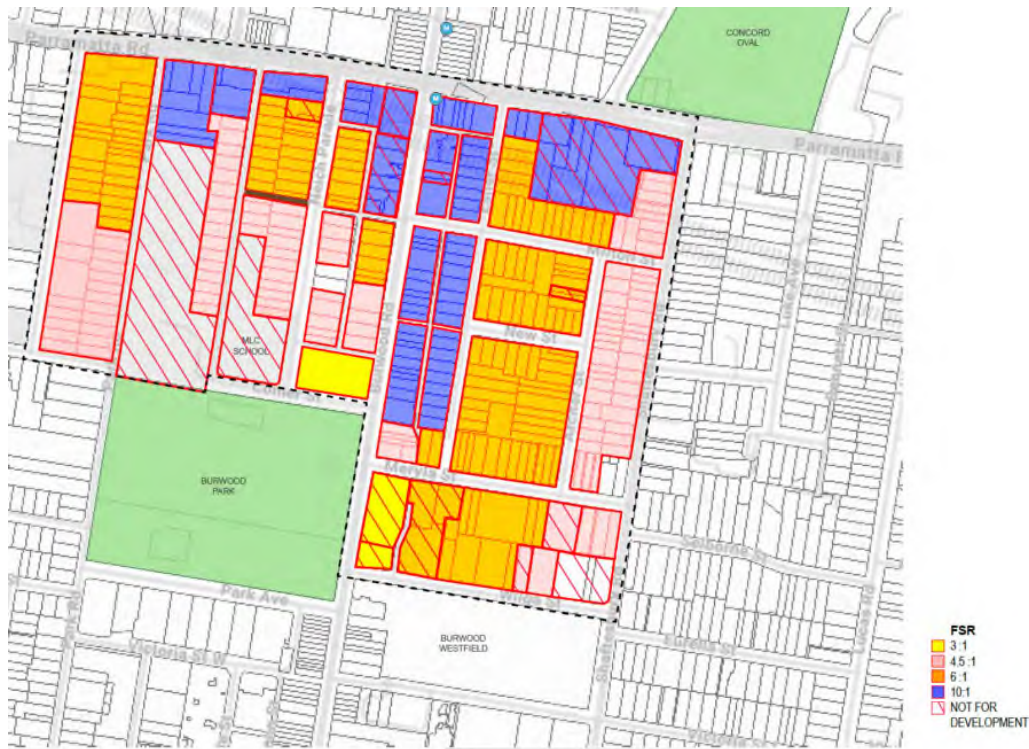


Figure 72 - Extract from submission – Proposed FSR



Figure 73 - Extract from submission – proposed open space



Figure 74 - Extract from submission – proposed massing.

Recommendation

- The proposed scheme is not supported, however post-exhibition amendments will consider an adjustment to the built form controls across the precinct as detailed in previous recommendations above.

Nos 9 & 9A Grantham Street



Summary of submission

Site specific request to up-zone site to similar built form on eastern side of Grantham Street.

Recommendation

This site is located outside of the study area. Owners advised to consider proponent led planning proposal.

May 2024

Burwood North Precinct Masterplan



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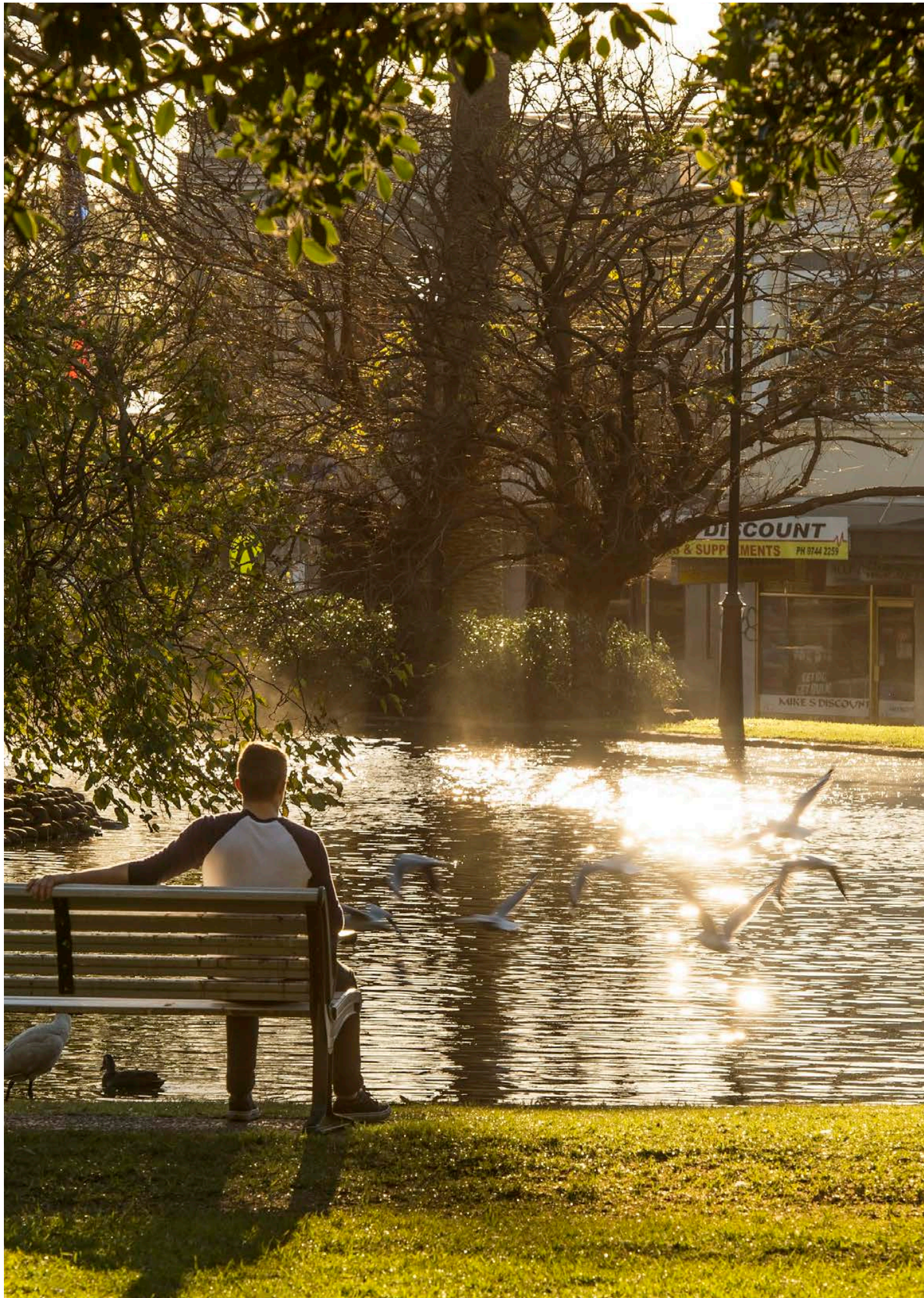
Acknowledgement of Country

Burwood Council acknowledges the Wangal Clan of the Eora Nation, the traditional custodians of the area. We pay our respects to their elders past, present and emerging. We acknowledge and respect their cultural heritage, beliefs and ongoing relationship with the land.

Terms and Abbreviations

ADG	Apartment Design Guide
BRT	Bus Rapid Transit
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
DCP	Development Control Plan
DPE	Department of Planning and Environment
FSR	Floor Space Ratio
GCC	Greater Cities Commission
GFA	Gross Floor Area
LEP	Local Environment Plan
LGA	Local Government Area
PRCUTS	Parramatta Road Corridor Urban Transformation Strategy
PV	Photovoltaic
SMW	Sydney Metro West
TfNSW	Transport for New South Wales
WSUD	Water Sensitive Urban Design





Our Vision

The vision for Burwood North has been prepared, distilled and refined in a participatory manner with key outcomes from the visioning charrette, community, landowner and First Nations stakeholders.

The vision aims to set the desired future character, ambitions and objectives for Burwood North in a language that means something to everyone.

Burwood North is a benchmark of **sustainable urban renewal** and **design excellence**.

The community of Burwood North is **inclusive and liveable, embracing diversity and change**.

The economy of Burwood North is **vibrant and dynamic**; attracting activity through the day and night with its unique offering of cultural, food and employment destinations.

The streets of Burwood North are **people-oriented, connected and green**; a network of high amenity public places that are underpinned by the unique ecology and history of place and connection with Country.

Burwood North is the gateway to Burwood that is **regional in outlook and local in amenity**. It is a highly accessible, thriving urban centre offering an authentic experience of urban life and community.

Executive Summary

A Plan for Burwood North

In November 2016, Urban Growth NSW released the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) which aimed to renew Parramatta Road and adjacent communities through investment in homes, jobs and transport, open spaces and public amenity. The Burwood Precinct was identified in PRCUTS as a renewal precinct and includes the land within the Burwood and Canada Bay LGAs.

The Burwood LGA portion of the Burwood Precinct, known as the Burwood North Precinct is situated at the northern edge of the Burwood LGA, along the Parramatta Road Corridor.

Sydney Metro West Project

In 2021, the NSW Government approved the construction of the Sydney Metro West, a new rail link operating between Hunter Street, in the Sydney CBD and Westmead. Anticipated to open in 2032, Sydney Metro West will deliver a station at Burwood North with access to the Sydney and Parramatta CBD and The Bays Precinct within 10 minutes. This significant investment in infrastructure will support the future growth of Burwood, as a Strategic Centre, and provides an opportunity for the Burwood North Precinct to be highly connected and accessible, making it a place where people will want to live, work and visit.

The Burwood North Precinct Masterplan builds on the work already undertaken as part of the PRCUTS and seeks to capture the opportunity afforded by the delivery of the Sydney Metro West.

It provides us with the opportunity to deliver a new vision for the Precinct, one that results in the creation of a liveable, vibrant, sustainable and well planned place that delivers community benefit, supports the delivery of investment and jobs and is a vibrant place for our existing and future communities.

Well planned urban renewal will assist in reinforcing Burwood's existing qualities. Its streets will be pedestrian friendly, lively places in the day and night, contributing to a sense of safety, attractiveness and inclusiveness. Higher density living and jobs growth will be well located around the future Metro Station and Burwood Road.

The Burwood North Precinct Masterplan (Masterplan)

The Masterplan provides a framework that articulates a clear vision to ensure that the Burwood North Precinct becomes a liveable, vibrant place for people. The Masterplan will guide the future urban renewal of the Precinct to deliver a people focused place, offering high amenity, liveability and sustainability.

The masterplan aims to:

- Develop design principles that respond to the Vision and Top Priorities for the precinct, and that underpin the design of the masterplan.
- Define the urban structure for the Burwood North Precinct that creates a defined place, and that is responsive to the established development patterns of the Burwood Town Centre, adjoining transitions and sensitive interfaces.

- Establish planning controls including land use zones, floor space ratios (FSR), building heights, setbacks and heritage.
- Define a high quality and functional open space network that delivers new and connected open spaces
- Define land uses to support housing choice, job creation and a vibrant and liveable precinct
- Support a people-oriented movement network that is permeable and that responds to local road network constraints
- Manage flood impacts through the design of open space and the street network

The proposals contained within this Masterplan report are recommendations for achieving the desired high quality renewal outcomes within the Burwood North Precinct. The Masterplan does not enact the proposed changes – this will be done via a Planning Proposal, which will be prepared following the public exhibition of the Masterplan.

Implementation of the strategy

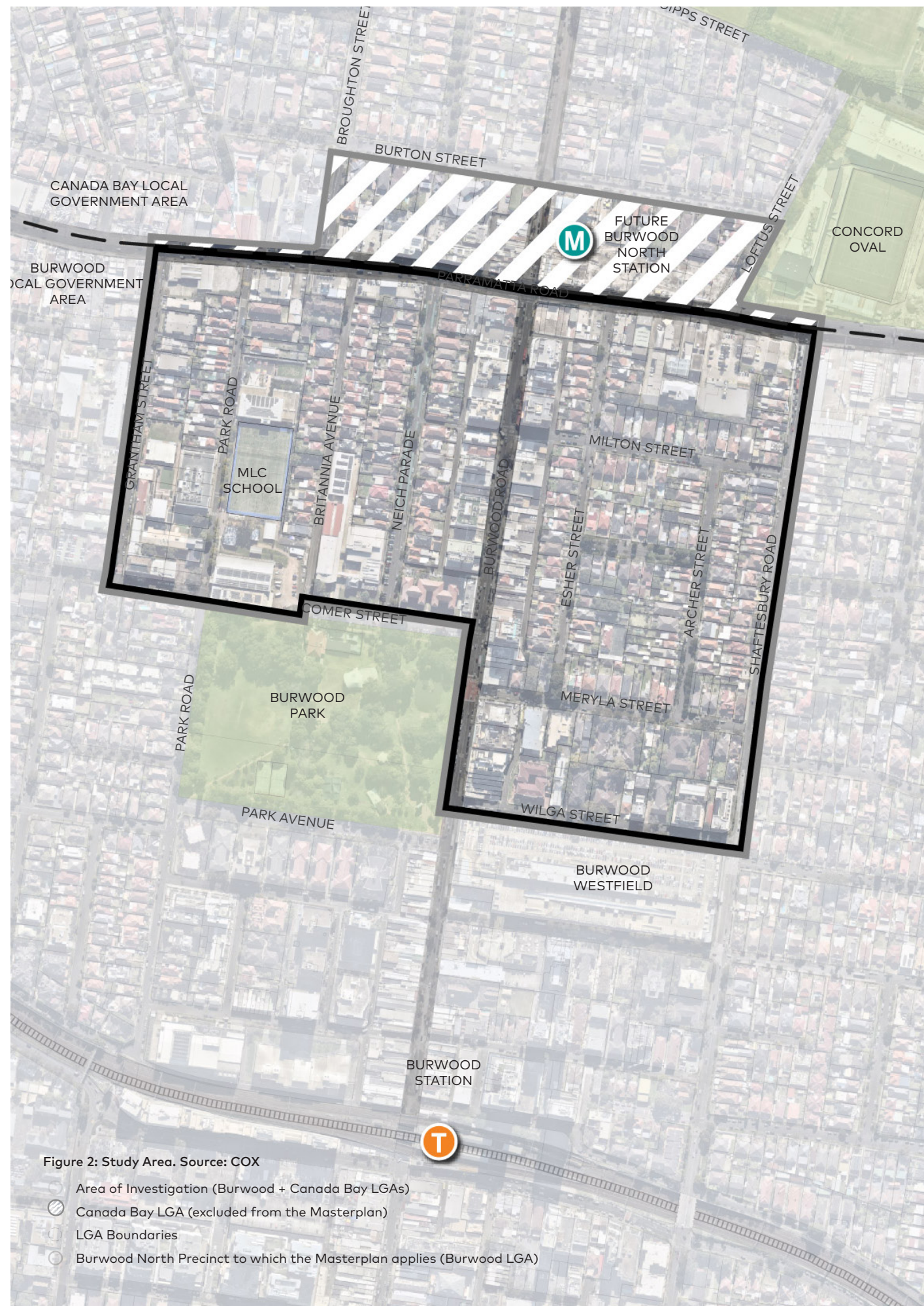
A draft Implementation Strategy is contained within the Masterplan. This provides an indication of the proposed changes to the:

- Land use zones
- Floor Space Ratios
- Height of Buildings

It also identifies key sites within the precinct and proposed site amalgamation requirements.

Figure 1: Vision for Burwood Road. Source: Scharp





Introduction

The Burwood North Precinct

The Burwood North Precinct is on the traditional Country of the Wangal Aboriginal people of the Darug Nations. The Precinct is located to the north of the established Burwood Town Centre and railway station, and is strategically located straddling Parramatta Road at the central point between the Sydney CBD (12km east) and Parramatta CBD (13km west).

The Burwood North Precinct extends to Parramatta Road to the north, Shaftesbury Road to the east, Wilga Street and Comer Street to the south and Grantham Street to the west as indicated in Figure 2.

The area of investigation extends north across Parramatta Road. This part of the Precinct, bound by Burton Street to the north, Loftus Street to the east and Broughton Street to the west is within Canada Bay LGA and does not form part of the Masterplan, but has been considered in the context of investigations as part of the preparation of the Masterplan.

Burwood North is a highly urban precinct centred around the main north-south spine of Burwood Road.

Burwood North contains both large commercial and mixed use frontages and some fine grain retail on Burwood Road. Land fronting Parramatta Road comprises urban services uses, including car sales yards and car servicing centres, service stations and other vehicular related uses, the Burwood bus depot and retail and commercial uses.

The residential areas within Burwood North are comprised primarily of low and medium density residential development of various age and architectural styles. More recent high density development in the area has resulted in poor interface outcomes between the high and low density development.

Burwood North currently does not have areas of open space, however Burwood Park is a major open space immediately adjoining the Precinct's southern boundary. Concord Oval, which is within the Canada Bay LGA is to the north-east of the Precinct boundary on the northern side of Parramatta Road and forms part of the broader open space connection.



Figure 3: Parramatta and Burwood Road. Source: COX

Parramatta Road Corridor Urban Transformation Strategy

The Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) is the NSW Government's 30-year plan setting out how the Parramatta Road Corridor will grow and bring new life to local communities living and working along the Corridor. The Parramatta Road Corridor traverses 20 kilometres from Granville in the west to Camperdown in the east. The corridor includes land adjoining Parramatta Road, which have been identified as Precincts.

The Burwood-Concord Precinct is located immediately north of the existing Burwood Town Centre and Rail Station. The Precinct spans both sides of Parramatta Road to the north and south, with Burwood Road as the central spine. It is bounded to the north by Crane Street, and Meryla Street and Comer Street to the south. Shaftesbury Road, Loftus Street and the Concord Oval/Cintra Park complex bound the Precinct to the east, whilst Park Road and Broughton Street mark the Precinct's western boundary.

PRCUTS proposed the following Vision for the Burwood-Concord Precinct:

Burwood Precinct will be a commercial gateway to Burwood Town Centre based around the enlivened spine of Burwood Road building upon existing amenity for new residents.

Supporting PRCUTS, the Parramatta Road Corridor Planning and Design Guidelines were developed to inform land use change and promote design quality throughout the Corridor as envisaged by the Strategy.

The purpose of the Guidelines is to:

- Describe the priorities and principles that will ensure future development achieves high design quality and design excellence.
- Guide the rapidly changing character of the Corridor whilst ensuring that future development responds to the distinct character of areas

The Guidelines were prepared to guide the preparation of future Masterplans and Planning Proposals and included recommended land uses, building heights and densities.

PRCUTS proposed that the vision would be realised by:

- Using design features to unify both sides of Parramatta Road
- Ensuring the viability of shops and commercial uses along Parramatta Road
- Celebrating Burwood's heritage and multiculturalism and preserving heritage buildings
- Integrating new development with existing areas, especially with Burwood Town Centre
- Improving public transport connections for people living north of Parramatta Road
- Protecting Burwood Park from new development, where possible, working with landowners to amalgamate sites in a way that supports better transformation outcomes
- Dealing with narrow, unattractive streets.

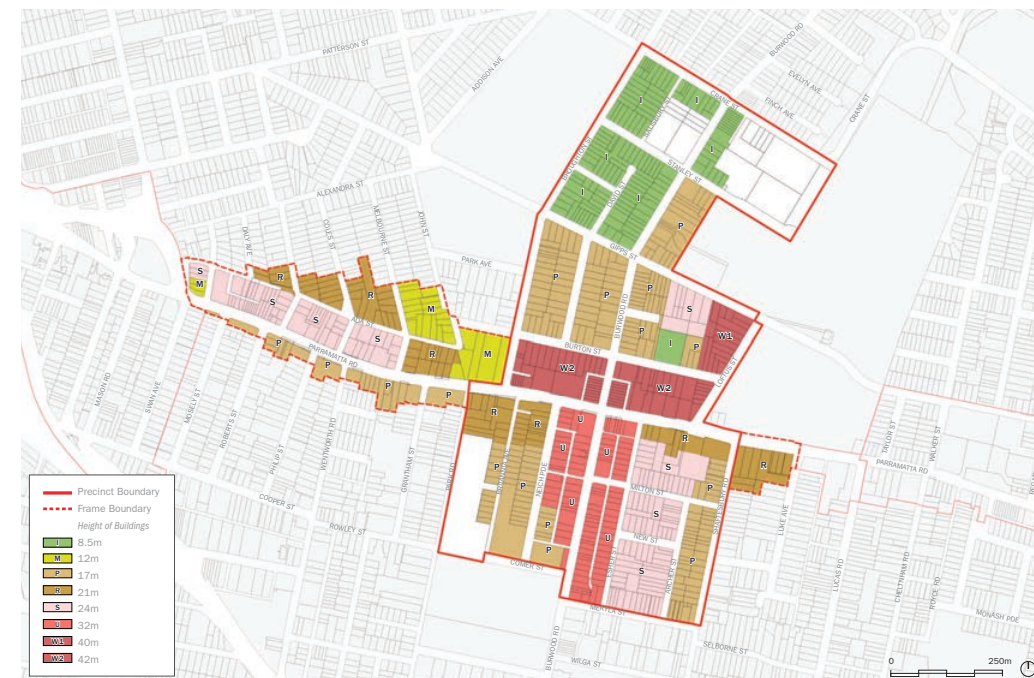


Figure 4: Parramatta Road Corridor Urban Transformation Planning and Design Guidelines Burwood Precinct Recommended Building Heights. Source: NSW Government

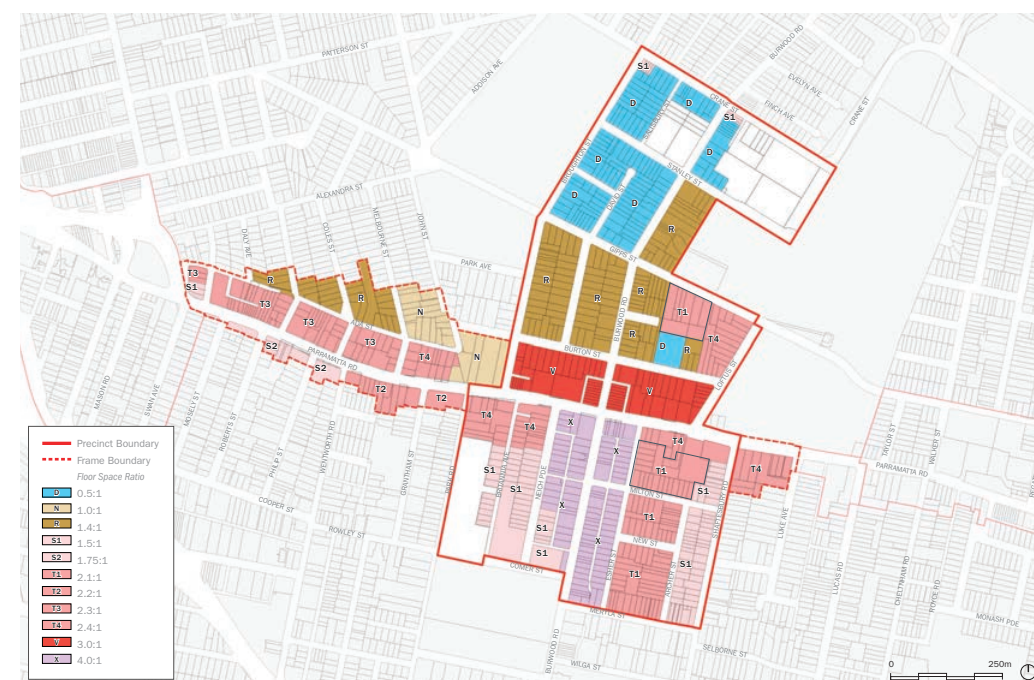


Figure 5: Parramatta Road Corridor Urban Transformation Planning and Design Guidelines Burwood Recommended Densities. Source: NSW Government



Figure 6: Parramatta Road Corridor Urban Transformation Planning and Design Guidelines Burwood Precinct Structure Plan. Source: NSW Government

Burwood North Planning Pathway

Parramatta Road Corridor Urban Transformation Strategy (2016)



- **PRCUTS Supporting Evidence Base (2016)**
- Geotechnical Assessment Strategy
- Drainage and Flood Management Strategy
- Economic Analysis and Feasibility Report
- ESD Due Diligence Report and Sustainability
- Feasibility Testing
- Infrastructure and Servicing Strategy
- Landscape and Public Domain Analysis Report
- Preliminary Contamination Assessment
- Community Facilities - Updated Needs Assessment
- Aboriginal Design Principles Report
- Visioning Charrettes Outcome Report
- Community Summary Report



Burwood North Masterplan (2023)



Burwood North Planning Proposal

Amendment to Burwood Local Environmental Plan

- Amendment to Burwood Development Control Plan
- Burwood Affordable Housing Policy and Contributions Scheme
- Amendment to Burwood Development Contributions Plan

Sydney Metro West

The NSW Government is delivering Sydney Metro West – a new underground metro railway which will double rail capacity between Parramatta and the Sydney CBD, link new communities to rail services and support employment growth and housing supply.

Anticipated to open in 2032, Sydney Metro West will deliver a station at Burwood North and will enhance public transport connectivity in Burwood North and provide connections to the Sydney CBD and Parramatta in 10 minutes respectively, making the Burwood North Precinct one of the most connected and accessible precincts in Sydney.

Sydney Metro West presents a significant opportunity that will support the further growth of the existing strategic centre at Burwood, and help to further strengthen connections between the precinct and existing and emerging industry and employment hubs and communities both in the east and west of the city. It also provides an opportunity to increase the residential capacity of the Burwood North Precinct.



Figure 7: Future Burwood North Station. Source: Sydney Metro



Figure 8: Sydney Metro West. Source: Sydney Metro

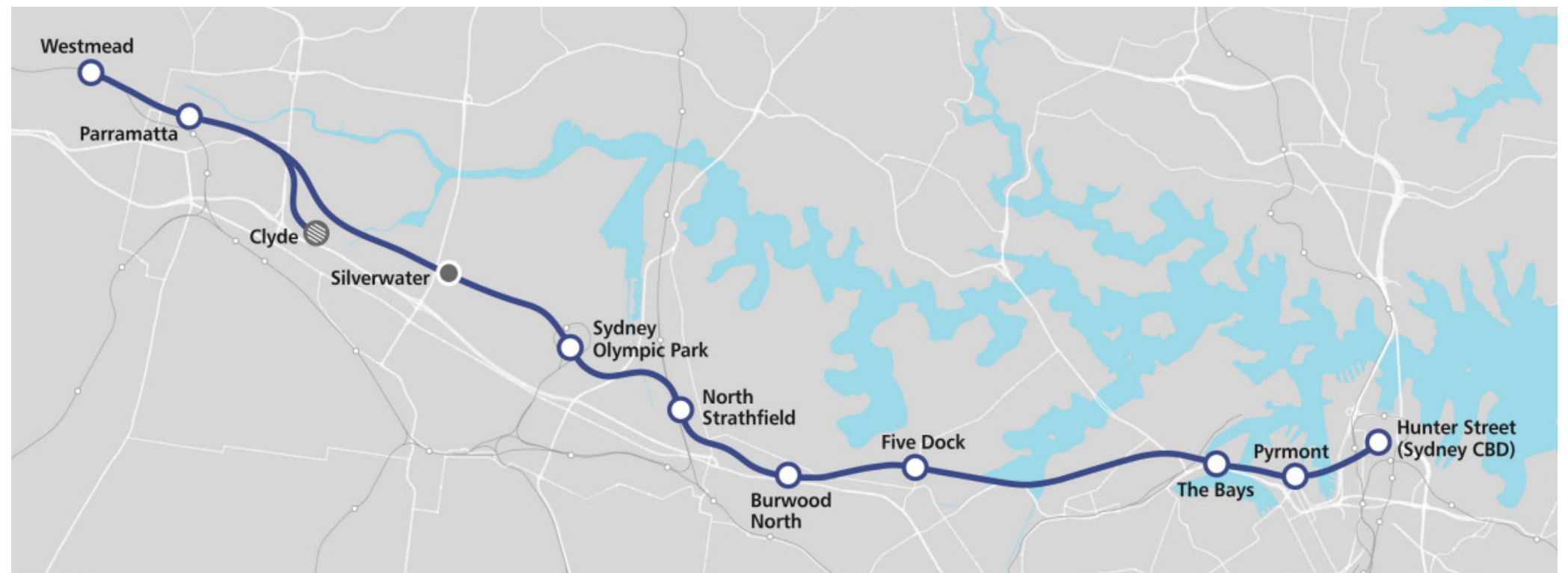


Figure 9: Sydney Metro West Network and Station Locations. Source: Sydney Metro

Drivers for Change

Locating housing in the right place to meet the needs of a growing population

To support Burwood LGA's growing population, we need to ensure future housing will provide a wider variety of housing choices to cater to the evolving needs of our diverse community. These will include high density apartments in vibrant centres, larger apartments, medium density dwellings and the separate houses that give much of Burwood its valued suburban character. Increased housing choice will allow people of all ages to stay in the Burwood LGA as their life circumstances change.

New, well-designed high density housing will be focused where there is the greatest amenity, around Burwood Road and the Burwood North Metro Station. This will assist in preventing the extensive redevelopment in those parts of the LGA which have heritage significance or a significant local character. Mid-rise housing will transition to the edges of the Precinct to ensure that future development responds to existing sensitive uses and low density residential development.

Planning controls for Burwood North will require the delivery of a range of housing types to suit different needs and lifestyles. Diverse housing will include a mix of sizes, universal design, housing for students, seniors, people with disabilities, families and singles.

Improved accessibility and connectivity

The Burwood North Precinct is currently well serviced with rail connections and bus services, connecting the Burwood North Precinct across Greater Sydney.

Sydney Metro West, a new rail link operating between Westmead and the Sydney CBD will deliver a station at Burwood North Precinct, helping to further strengthen connections between the precinct and existing and emerging industry and employment hubs and communities both in the east and west of Greater Sydney.

The research paper by the Committee for Sydney 'Rethinking Station Precincts' (May 2022) states that the Burwood Town Centre has one of the highest effective job densities (the number of jobs that can be accessed by public transport from a particular area) in Greater Sydney. With the Burwood North metro station, this accessibility will be further enhanced, making the area an important location for land use intensification and urban renewal.



Figure 10: Building Heights in relation to Public Transport accessibility. Source: SCT

Housing Affordability

Housing affordability refers to the relationship between housing costs and household incomes, with housing generally regarded as unaffordable if households must devote a high proportion of their incomes to paying for housing. In recent years housing affordability has worsened in the Burwood LGA, along with many other parts of Greater Sydney as house price and rent growth has significantly outpaced incomes.

Burwood Council's demographics and housing needs have changed substantially over the past decade and are projected to continue changing over the next decade. This shift in the demographic complexion of the LGA has ushered in an evolving set of needs for greater diversity and affordability in its housing supply.

PRCUTS identified a number of objectives with respect to the delivery of housing in the Burwood North Precinct, including the delivery of a minimum 5% affordable housing, a greater diversity of housing suited to the needs of single-persons and older people, as well as catering for families.

Future growth in the Burwood North Precinct has implications for housing affordability. While urban renewal has many benefits, this process can impact housing cost through the replacement of older housing with newer, more expensive housing stock. To help mitigate the impacts of rising housing prices on Burwood's lower income households, Council has committed to delivering affordable housing in the Burwood North Precinct.

As part of the development of the Masterplan, testing has been undertaken to determine the viability of delivering affordable housing in Burwood North and the proposed yields take into account the delivery of a minimum 5% of GFA being delivered as affordable housing across the Precinct.

At this stage Council has not made any decisions with respect to mechanisms for delivery of affordable housing. The detail relating to delivery will be addressed as part of any future Planning Proposal.



Context and Analysis

Burwood North is strategically located straddling Parramatta Road at the central point between the Sydney CBD (12km east) and Parramatta (13km west).

Four key state and two local level strategic planning documents inform land use planning within the Burwood North Precinct and collectively create the strategic line of sight from a region to local level.

These include:

- A Metropolis of Three Cities, the Greater Sydney Region Plan, Greater Sydney Commission, 2018
- Eastern City District Plan, Greater Sydney Commission, 2018
- Future Transport Strategy 2056, Transport for NSW, 2018
- Parramatta Road Corridor Urban Transformation Strategy, Urban Growth, 2016
- Burwood Local Strategic Planning Statement
- Burwood 2036 - Community Strategic Plan

Regional Context

The Greater Sydney Region Plan

The Greater Sydney Regional Plan sets a 40-year vision for Greater Sydney. The plan designated Burwood as a Strategic Centre.

Strategic Centres play a key role in a region's centre hierarchy and are expected to accommodate high levels of private sector investment and growth.

This designation acts as a transformational opportunity for the Burwood North Precinct.

Eastern City District Plan

Burwood North sits within the Eastern City District as part of the Greater Cities Commission Greater Sydney Region Plan: A Metropolis of Three Cities, 2018.

The Eastern City is nominated to become more innovative and globally competitive carving out a greater portion of knowledge intensive jobs from the Asia Pacific Region. The plan nominates Burwood as a key strategic centre.

As identified in the Eastern City District Plan:

'Strategic centres are expected to accommodate high levels of private sector investment, enabling them to grow and evolve. They will become increasingly important parts of the region's structure and will contribute to enabling increased access to a wide range of goods, services and jobs.'

Future Transport 2056

Future Transport 2056 outlines the transport vision for Greater Sydney. The Plan identifies Burwood as forming part of a centre-serving transport corridor that supports buses, walking and cycling. Key actions of Future Transport 2056 that informed the Burwood North Precinct Masterplan include:

- Support car-free, active, sustainable transport options
- Support thriving and healthy 15-minute neighbourhoods
- Manage street space as public space
- Incorporate green, blue and OCHRE infrastructure
- Build well-designed transport infrastructure that makes places more liveable and successful
- Improve the amenity of places along State Roads
- Promote travel behaviour change to manage networks

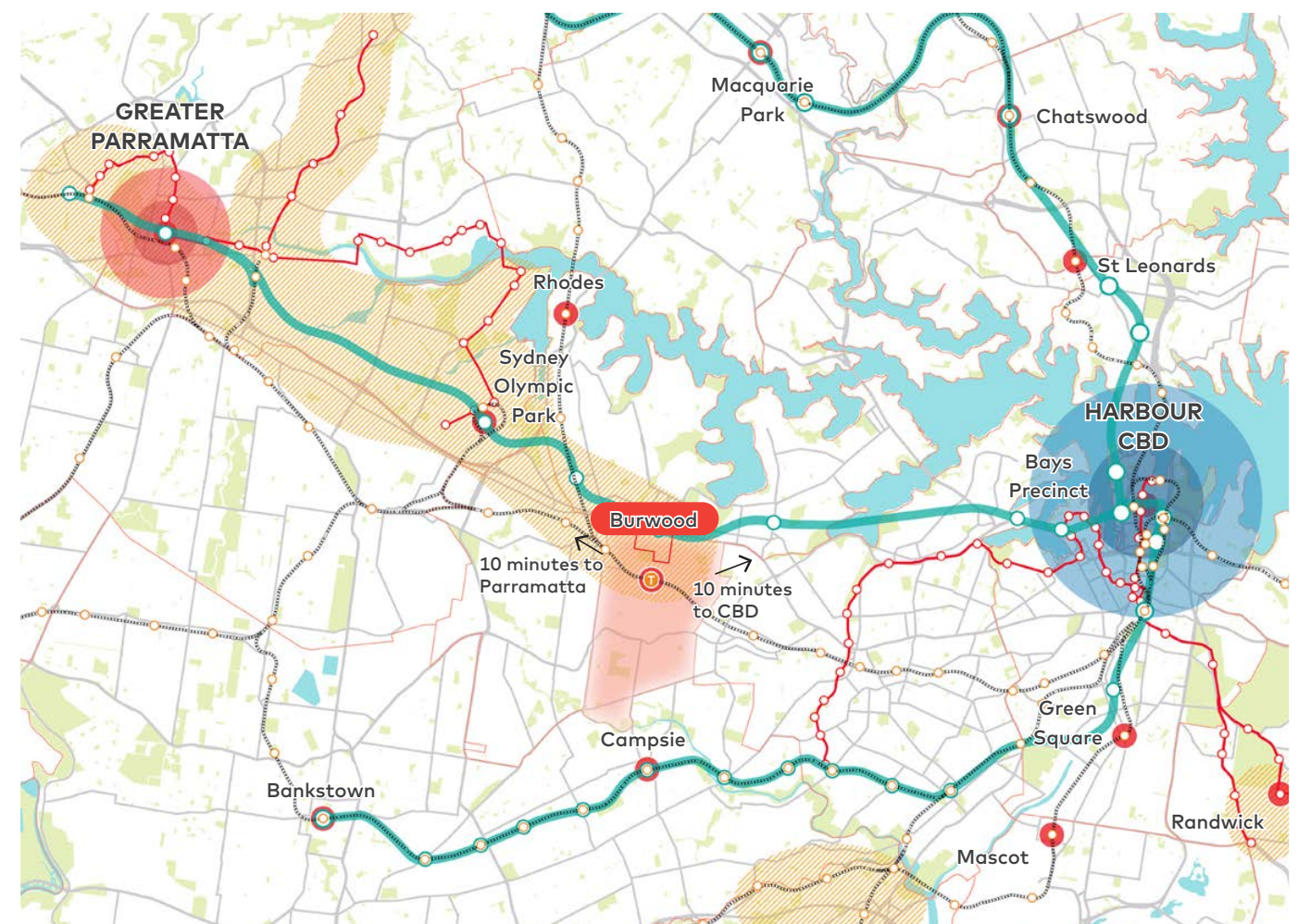


Figure 11: Strategic Context Diagram. Source: COX, GCC



Burwood Planning Policy Context

An extensive range of documents have been reviewed and analysed to understand the strategic planning process and priorities to date, and to draw on the ideas and knowledge of previous studies undertaken in the Burwood North Precinct. These studies form the basis of the opportunities and constraints that accompany the site analysis for the Precinct.

A comprehensive list of Council, community and consultant plans, strategies, studies, and community engagement summaries formed part of the desktop analysis. The key state and local government plans and masterplanning studies include the following:

- Burwood Precinct Masterplan Report, 2022
- Burwood North Precinct Online Engagement, February 2022
- Burwood Town Centre Urban Design Study and Masterplan, 2021
- Burwood Local Strategic Planning Statement
- Burwood 2036, Community Strategic Plan
- Future Transport Strategy
- Burwood Housing Strategy, 2020
- Parramatta Road Transformation Precincts Vision Report, 2019
- PRCUTS Control Built Form Testing, 2019
- Burwood Community Facilities and Open Space Strategy, 2019
- Burwood, Strathfield and Homebush Planned Precinct, Urban Design Report, 2018
- Greater Sydney Regional Plan, 2018
- Eastern District Plan, 2018
- The Parramatta Road Corridor Urban Transformation Strategy, 2016

Key findings and recommendations which are relevant and used to guide the masterplanning process for the Burwood North Precinct are summarised below.

Council Vision

The Burwood 2036, Community Strategic Plan has recently been updated to include a new vision for Burwood:

'Burwood is a welcoming and inclusive community that is defined by our diversity of people, liveable places and progressive ideas. We acknowledge and celebrate our history and place, protect our heritage and environment and share a quality of life that is equitable, sustainable and supports each other to thrive and prosper'.
(Burwood 2036 CSP)



Figure 12: Burwood Community Strategic Plan. Source: Burwood Council

Burwood 2036 – Community Strategic Plan

Burwood 2036 is Burwood Council's Community Strategic Plan, and outlines the Council's vision and aspirations for the area, providing a blueprint for Council activities and strategic directions for the next 20 years.

The vision for the Burwood LGA is for 'A well connected, innovative, sustainable and safe community that embraces and celebrates its diversity,' underpinned by the four social justice principles of equity, access, participation and rights.

The broad strategic directions of Burwood 2036:

- Inclusive community and culture
- Places for people
- Sustainable and protected environment
- Vibrant city and villages
- Open and collaborative leadership.

Implications for housing

The strategic themes under the Plan with relevance to the future of housing include the need for:

- Environmentally sustainable developments which reduce impacts on the environment
- Burwood's existing heritage to be integrated with high quality urban design, and
- The distinct character of residential areas surrounding town centres to be preserved.

Likely challenges in relation to housing include that as a Strategic Centre, Burwood is expected to meet State Government targets for additional housing. Additionally, strong demand for housing in the wider Inner West will continue to pose challenges for affordability, requiring a diverse mix of dwellings to cater to a range of households.

The Burwood North Precinct is uniquely placed to successfully deliver upon the Vision and create a more liveable, vibrant, and connected neighbourhood. The Precinct offers several distinct advantages in transport connectivity and its local economy.

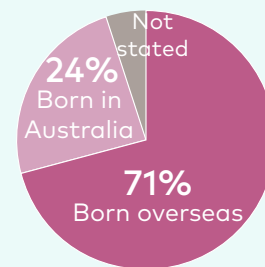


Figure 13: Burwood Chinatown. Source: COX

Who Are We Planning For?



The **Burwood LGA** is currently home to **40,397 people**, with approximately **8,000** of those living within the northern portion of the suburb of Burwood. **2,652** of those residents live within the **Burwood North Precinct** (the area for this Masterplan).



71% of Burwood North residents were **born overseas** compared with 39% in Greater Sydney

45% of residents have **Chinese ancestry**

11% Nepalese
13% English & Australian
3% Indian
3% Italian
3% Vietnamese



28% of Burwood North residents are the **young workforce aged 25-34** compared with 16% in Greater Sydney



SEPARATE HOUSE

16% of Burwood North residents live in a **separate house** compared with 53% in Greater Sydney



HIGH DENSITY

66% of Burwood North residents live in a **high density apartment** compared with 27% in Greater Sydney



58% of Burwood North residents **rent their home** compared with 35% in Greater Sydney



31% of Burwood North residents **do not own a car** compared with 11% in Greater Sydney



20% of Burwood North households are **couples with children** compared with 34% in Greater Sydney



14% of Burwood North households are **group households** compared with 4% in Greater Sydney

49% of Burwood North residents **travel to work by public transport** compared with 23% in Greater Sydney (2016 statistic)

31%



45%



4%



8%



Local Economy

Burwood's economy is largely focused around the town centre. The Burwood LGA's Gross Regional Product (GRP) was \$2.83 billion in the 2021 financial year, growing from \$2.7 billion the previous year. This makes the area the hub of the Inner West region with its broad spectrum of businesses and economic input. (Burwood Local Strategic Planning Statement). Parramatta Road largely comprises car sales and servicing centres.



Health and Education

The health care and social assistance industry is the largest employment type in the Burwood North Precinct. (Refer *Burwood North Precinct Masterplan: Employment Land Use Survey Summary*, by JLL) Whilst there are a number of health and social assistance businesses and services located within the Burwood North Precinct, the primary medical cluster is to the south of the Precinct in the Town Centre. The St. John of God Private Hospital and Medical Centre is located to the west of the Precinct. There is an opportunity to increase overall medical provision in Burwood North Precinct.

There are also a high number of public and private educational facilities located within and in close proximity to the Burwood North Precinct including Burwood Girls High School, Holy Innocents Catholic Primary School, Southern Cross Catholic College, MLC School and Burwood Primary School.



Community

There are a range of community facilities in the Burwood LGA, including one aquatic centre, five community centres, early education centres, a library and community hub within the town centre. Recent demand studies show that there is a need to expand existing and provide additional community facilities to service the growing population.



Retail and Entertainment

Currently Burwood Road is a popular retail, dining and entertainment strip serving as the spine of the town centre with the Westfield Shopping Centre serving as a major retail destination for both locals and visitors alike. There is a high concentration of dining venues in the town centre, in and around the train station and Burwood Road south, many of which offer genuine and region-specific Asian cuisine. The Burwood Chinatown development has become a popular destination with an activated arcade and a number of laneway eateries in the adjoining streets and lanes.

2021 statistics (unless noted as 2016) for the suburb of Burwood (north) - Profile.id
 The geography for these statistics extends outside the Burwood North Precinct boundary and includes the area between the rail corridor to the south, Wentworth Road to the west, Lucas Road to the east and Parramatta Road to the north.

Historical Overview

The lands that have become known as Burwood North formed part of the traditional Country of the Wanggal people. Their country extends along the southern shore of the Parramatta River between today's Pyrmont in the east and the City of Parramatta in the west. The southern boundary is not known but may have been formed in part by the Cooks River.

Elevated and flat landforms with good aspect, proximity to abundant and predictable resources and drinking water and positioned adjacent or overlooking water may have been attractive camp site locations. This includes Burwood North, being located on a prominent ridgeline that separates the Cooks and Parramatta Rivers.

European invasion forced the retreat of the Wanggal into alien territory, depriving them both of their source of food and spiritual connection with their country.

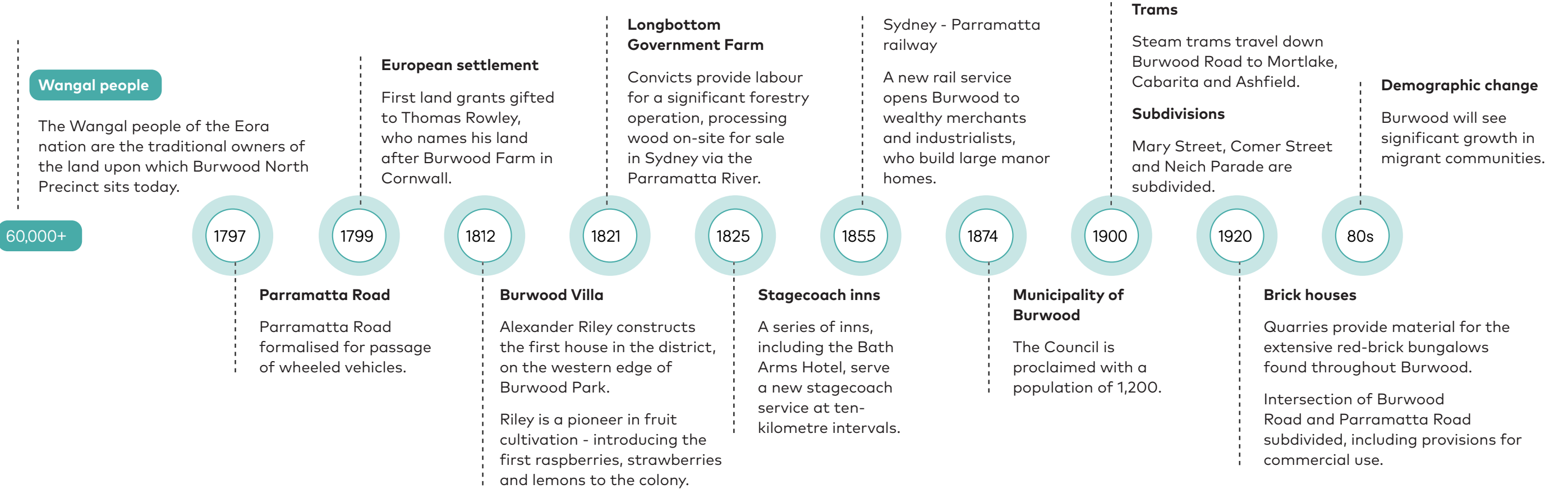
In 1799 Captain Thomas Rowley was granted 100 hectares of land (later increased to 300 hectares) covering most of today's Burwood and Croydon, named Burwood Estate. During this period there was small scale farming and timber getting, with inns and blacksmiths along Parramatta Road. The Bath Arms Hotel has sat on the site of a coach inn since the 1820's. In about 1833, the owners of a number of grants commenced to subdivide and sell their lands and thus commenced the growth of the suburb of Burwood.

The construction of the Sydney to Parramatta railway line led to the subdivisions of Burwood Estate, which slowly changed the character of the area. It became a wealthy enclave, with Sydney's businessmen attracted by the rural aspect, within easy commute of Sydney CBD and Parramatta.

In the late 19th century, former estates were subdivided and residential suburbs emerged along road and rail transport corridors. The current form of the area became solidified, with much of the area given over to Victorian and Federation style houses with retail centred along Parramatta Road, Railway Parade and Burwood Road.

During the inter-war period Sydney's urban sprawl resulted in larger homes subdivided into flats and surplus land sold for small houses. Many of the Victorian villas began to be converted into schools and institutions.

From 1970's onwards, density in Burwood has been increasing, with apartment buildings of increasing size and height, particularly around Burwood Park, and the development of Westfield and Burwood Plaza.



Existing Heritage

The Burwood North Precinct has several heritage listed items within its boundaries. A Heritage Significance Assessment was undertaken to examine their value to the Precinct (Refer to *Burwood North Precinct Masterplan – Heritage Significance Assessment*, by HAA).

The Methodist Ladies College (MLC), Bath Arms Hotel and Teachers Residence demonstrate local heritage significance. Located on the corner of Burwood Road and Parramatta Road, the Bath Arms Hotel site is a relic of Burwood's settlement, and now marks the entrance to the Precinct.

Both the Methodist Ladies College (MLC) and the Teacher's Residence which is within Southern Cross College are architecturally significant, and emblematic of the growing importance of Burwood in the early 20th century.

The Italianate terraces on Archer Street are unique in the context of Sydney and should be retained. Similar Italianate terraces on Burwood Road, are substantially altered from their original form, though still carry retention value.

Elements of the Victorian shopfronts on Burwood Road are deemed to be significant, though much of the facade is compromised. Retention of the heritage listing of these buildings would require careful consideration of the facade elements of these buildings.

The Queen Anne cottage on Neich Parade is notable, though not unique - the building does not differ substantially from other cottages in the same area that are not listed. The cottage's significance has been assessed and it is considered that it does not meet the threshold for heritage listing. Consideration could be given to removing this property from Schedule 5 - Environmental Heritage of Burwood LEP 2012 as part of any future Planning Proposal.

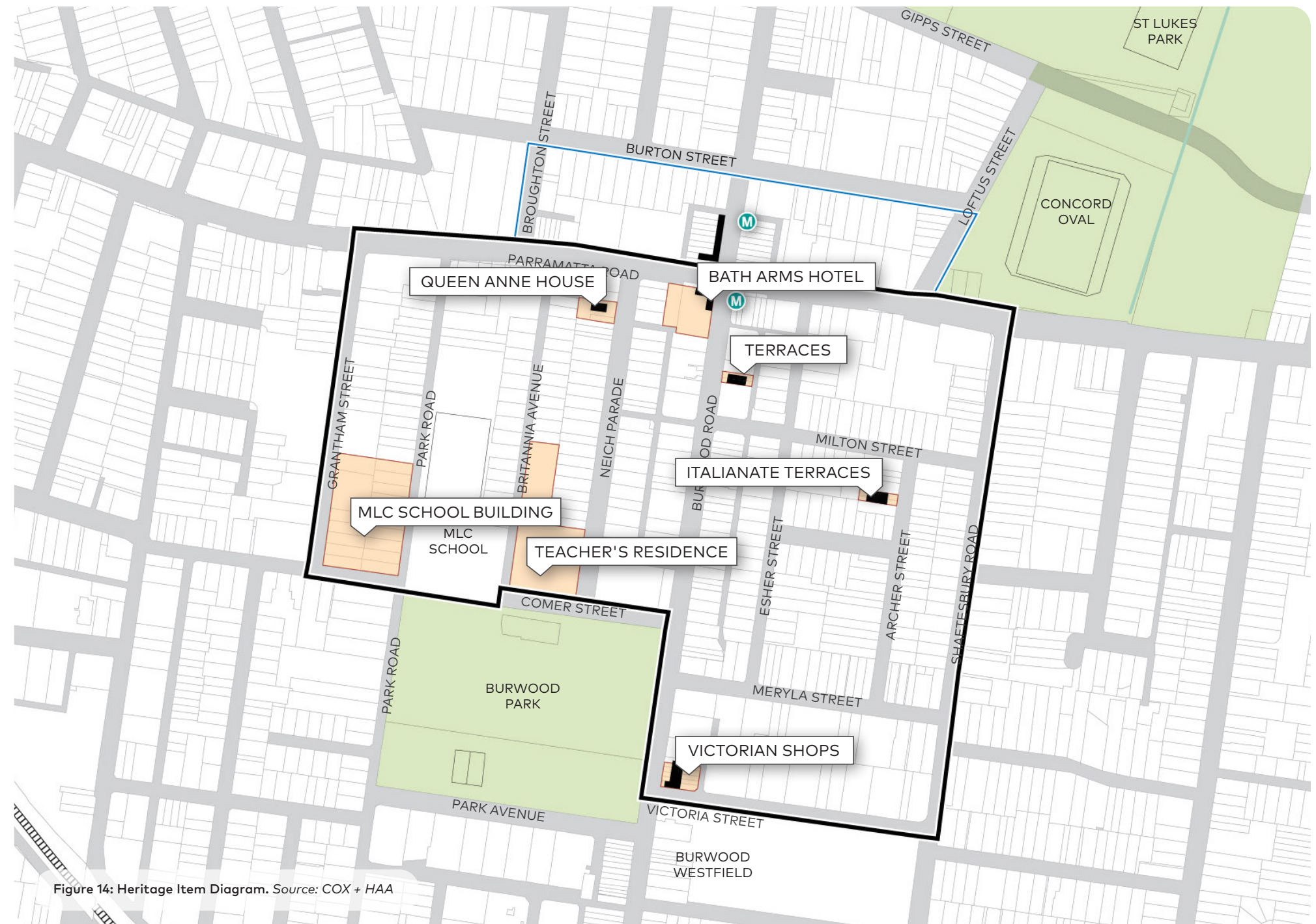


Figure 14: Heritage Item Diagram. Source: COX + HAA

○ Precinct Boundary M Future Metro Entry ● Heritage Buildings ■ Heritage Item

0 50 100 200m

Existing Character

Today, the Burwood North Precinct is an urbanised Precinct centred around Burwood Road, a major thoroughfare that runs from the Parramatta River in the north and connects to the Cooks River and Campsie in the south.

The road is primarily used by vehicles and is flanked by laneways on both sides. South of the Precinct, there is a bustling dining and entertainment hub with numerous small restaurants that offer outdoor dining options. The historic streetscape features narrow footpaths and a mix of road widths and verge conditions, limiting the presence of street trees due to overhead power lines. Burwood Park, located within the Burwood Town Centre, provides a green space with mature fig plantings and well-maintained open lawns.

The Burwood North Precinct is predominantly residential, with the exception of Parramatta Road, which includes a mix of uses including car sales, retail and commercial development. South of Parramatta Road, the area predominantly consists of commercial and mixed-use properties extending towards the Burwood Town Centre. The rest of the Precinct is predominantly occupied by low and medium density residential developments of different architectural styles and ages.

Older dwellings are often red brick inter-war and post-war houses set back behind fences and front gardens. However, recent higher density developments have created a contrast between taller buildings and the Precinct's original human-scale character. Some new developments exhibit poor quality and lack a positive interface with the public domain, with service laneways dominated by parking and blank façades.

Throughout the Precinct, there are scattered heritage items, including individual dwellings and the notable Bath Arms Hotel, which has served as a hotel and meeting place since the 1820s.



Figure 15: Upgraded streetscape along north Burwood Road - large commercial frontages contrast the existing fine grain. Source: COX



Figure 18: Development of varying age and architectural style. Source: COX

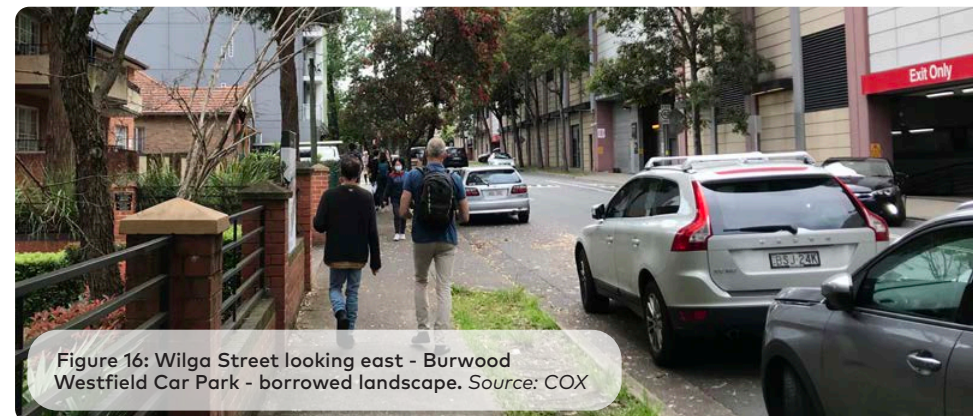


Figure 16: Wilga Street looking east - Burwood Westfield Car Park - borrowed landscape. Source: COX



Figure 19: New development with poor public domain interface along streets and lanes. Source: COX



Figure 17: Wide street with mature street trees. Source: COX



Figure 20: Parramatta Road looking towards city and proposed metro site and heritage Bath Arms Hotel. Source: COX

Constraints and Opportunities

As part of the analysis for the preparation of the Burwood North Precinct Masterplan, an assessment of the constraints and opportunities has been undertaken related to:

Connectivity

Environmental

Built Form and Character

Development Considerations

See Appendix 1 for more information on Constraints and Opportunities.



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Developing The Burwood North Precinct Masterplan

Since the release of PRCUTS in 2016, the NSW Government approved the construction of the Sydney Metro West, a new rail link operating between Hunter Street, in the Sydney CBD and Westmead. Anticipated to open in 2032, Sydney Metro West will deliver a station at Burwood North with access to the Sydney and Parramatta CBD and The Bays Precinct within 10 minutes. This significant investment in infrastructure will make the Burwood North Precinct one of the most connected and accessible precincts in Greater Sydney and has resulted in an opportunity to review the outcomes proposed to be delivered under PRCUTS.

The Burwood North Masterplan seeks to build upon the vision envisaged by PRCUTS in a way that ensures that the urban renewal of the Precinct leverages the opportunity afforded by the delivery of Sydney Metro West.

This level of connectivity and accessibility, not envisaged by PRCUTS, has the potential to attract significant investment in employment and the delivery of housing and provides opportunities to build on the established health/medical, educational and professional industry in the Precinct, further cementing Burwood's role in the Eastern City District as a Strategic Centre.

It also provides an opportunity to deliver significant community benefits, including open space and community infrastructure, quality urban design and building excellence, green and connected streets for people, all in a way that is environmentally and financially sustainable.

What is a Masterplan?

A masterplan is a long-term plan that provides a road map to guide future growth and change in our centres over the coming decades.

Masterplans have an important role in determining the look, feel and function of the urban environment. A masterplan guides building heights, design, density, sustainability, movement, land use zoning, open spaces, community infrastructure and heritage within a particular geographic area.

The Burwood North Precinct Masterplan has been informed by supporting studies and an extensive stakeholder and community participation process. The draft Masterplan was exhibited between October - December 2023 and submissions received have been considered as part of the finalisation of the Masterplan. The Masterplan will guide new planning controls that could apply to properties in the Burwood North Precinct and provides an urban design framework to ensure the delivery of a high quality, liveable and walkable urban environment.

Developing the Masterplan

The Masterplan has been developed through the following process:

- Site Analysis & Visioning - undertaken through the first stage of the project, the outcomes of the site analysis and visioning are used as the basis for developing the masterplan scenarios and preferred masterplan. Refer Burwood North Precinct Masterplan: Engagement Outcomes Report, by COX and Burwood North Precinct Masterplan: Precinct Analysis Summary Report, by COX
- Scenario Workshop - COX along with the project team and Council developed masterplan scenarios for testing and discussion with stakeholders
- Ongoing Consultant & Client Collaboration - the consultant project team and Council have collaborated throughout the process to develop the masterplan scenarios into a cohesive and refined masterplan that reflects the Vision and Top Priorities for the Precinct.

This report has been developed in conjunction with additional supporting studies and should be read with the following:

- *Burwood North Precinct Masterplan Landscape and Public Domain Strategy Report*, by Oculus
- *Burwood North Precinct Masterplan First Nations Design Principles Report*, by Dominic Steel Consulting Archaeology
- *Burwood North Precinct Masterplan Rapid Transport Appraisal*, by SCT Consulting
- *Burwood North Precinct Masterplan Sustainability Statement*, by Mott MacDonald

- *Burwood North Precinct Masterplan Economic Assessment & Feasibility Report*, by JLL
- *Burwood North Precinct Masterplan Stormwater and Flooding Study*, by Mott MacDonald
- *Burwood North Precinct Masterplan Geotechnical Study*, by Mott MacDonald
- *Burwood North Precinct Masterplan Utilities Study*, by Mott MacDonald
- *Burwood North Precinct Masterplan Preliminary Site Investigation*, by Mott MacDonald
- *Burwood North Precinct Masterplan – Heritage Significance Assessment*, by HAA
- *Burwood Community Facilities and Open Space Strategy; 2023 Community Facilities Addendum*, by CRED

Following extensive community engagement in late 2023, the Masterplan has been reviewed to ensure that the Vision can be delivered. The review of the Masterplan has also taken into account key planning reform announced by the NSW Government in late 2023.

The Masterplan includes an Implementation Plan which will guide the preparation of the planning controls and associated policies/strategies to guide Burwood North's growth over the next 15-20 years.

These include:

- A Planning Proposal to amend the Burwood Local Environmental Plan 2012.
- Amendments to the Burwood Development Control Plan to inform built form and design outcomes.

- Integration into the Burwood Infrastructure Contributions framework to support the funding, delivery and on-going maintenance of infrastructure.
- The introduction of an Affordable Housing Scheme to ensure the delivery of a minimum 5% affordable housing.

The Masterplan provides clarity and a way forward for the urban renewal of the Burwood North Precinct. It does not however result in changes to the planning controls in Burwood North. Changes to Council's planning framework are required to go through a defined process under the *Environmental Planning and Assessment Act 1979*, which will include further community engagement beyond this Masterplan.

The Masterplan aims to present a conceptualised design which considers the future urban structure of a defined area, guided by future growth and development and desired outcomes unique to a cohesive vision for the place.

Creating a liveable, vibrant, sustainable and accessible place that supports attracting jobs and investment is central to the Masterplan. Well planned growth will help reinforce Burwood's existing qualities. Its streets will be pedestrian friendly, lively places in the day and night, contributing to a sense of safety, attractiveness and inclusiveness. Higher density living and jobs growth will be well located around the future Metro Station and Burwood Road.

Stage 1 Community Engagement

We engaged over 500 individuals including landowners and residents, First Nations groups, local businesses, community members, government and institutional stakeholders as part of the Stage 1 engagement phase.

The diverse range of stakeholder groups were consulted throughout this period including:

- Government agencies
- Institutional stakeholders
- Landowner and residents within the boundaries of the masterplan area of investigation
- Local businesses within the boundaries of the masterplan area of investigation
- First Nations group
- Community members of the Burwood LGA

Aim of the engagement

The Stage 1 stakeholder engagement aimed to gain a deeper understanding of the opportunities and challenges within Burwood North and to draw out the top priorities, vision, needs and desires for the future of the Precinct.

In listening to our community, we have undertaken a wide range of engagement activities including:

- Community Social Map on the Participate Burwood webpage
- Landowner and resident survey on the Participate Burwood website
- Local business survey conducted through November 2022
- Government and institutional stakeholder Visioning Charrette held at Burwood Council on 16 November 2022
- Landowner and resident drop-in session hosted at Burwood Council on 22 November 2022
- First Nations groups engagement held at Burwood Council on 6 December 2022 and 1 March 2023

Engagement Activities

A summary of the stakeholder engagement activities undertaken as part of the Stage 1 Engagement activities are listed below. Further information is contained within the Burwood North Precinct Masterplan Engagement Outcomes Report and supporting documents.

Visioning charrette

The purpose of the charrette was for participant stakeholders to understand the opportunities and constraints within the Precinct, and to collectively share their non-negotiable outcomes, visions and priorities for the future planning of the Precinct.

Landowner one-on-one meetings

Individual meetings with major landowners in the Precinct to understand their perspectives on opportunities and constraints to development including areas of housing, open space, and community infrastructure.

Community drop in session

Attended by over 100 people, primarily residents and landowners from within and surrounding the Precinct, provided an opportunity for the community to speak to the project team.

Landowner and resident survey

Conducted from 22 November - 4 December 2022 and was hosted online on the Participate Burwood page. The aim of the survey was to gain insight into the strengths and challenges of and ideas for the Burwood North Precinct.

Online community engagement

An online 'social map' was launched to enable community members to share their perspective and ideas for the Precinct through marking and adding comments to a map within the categories of: love, improve, ideas, and research (areas for further investigation).

First Nations engagement

An advisory panel was established made up of First Nations organisations and individuals who expressed interest in participating in the project to identify, discuss and develop First Nations design principles intended for the masterplan. Two workshops took place for initial engagement and as a follow up and ideas for First Nations design intervention.

Masterplan scenario workshop

This workshop allowed participants to interrogate the options developed by the project team and Council and also provide guidance on opportunities, constraints, and needs that may impact option selection. Workshop outcomes were used to formulate the preferred masterplan.



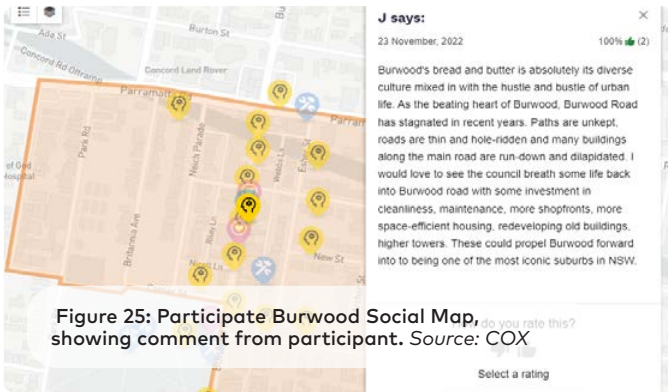
What we have heard

Key Strengths and Opportunities

- Burwood North is a wonderfully connected location - a thriving hub between the Sydney CBD and Parramatta CBD, that will be enhanced further with the Sydney Metro station at Burwood North
- Burwood North has a high level of accessibility to parks, schools and health services
- Burwood North is a vibrant urban destination; a place for food and shopping, with a strong night time economy
- Burwood Road is a well established, vibrant high street
- Many people get around Burwood North on foot, there is an opportunity to enhance the walkability of the Precinct
- Burwood North has an exciting, multi-cultural community feel
- Burwood Park is an important open space asset for the community, heavily used for events and recreation by people of all ages
- The community generally supports a high density urban environment for Burwood North, with the necessary community and transport infrastructure to support growth
- The former creek line that ran through Burwood North could be re-interpreted and incorporated into the public domain to assist with stormwater management and urban greening
- There is a need and opportunity to take a Connecting with Country approach to the design of the Precinct

Key Constraints

- Some roads are dominated by cars and parking, reducing pedestrian amenity and safety
- Footpaths are too narrow in some areas, with many conflicting users along Burwood Road
- Parramatta Road is challenging to cross in places, and presents as a barrier to easy and safe north-south pedestrian and cycle movement
- Burwood Road needs more safe crossing points
- There is a need for better connected active and public transport
- Burwood North could benefit from more greenery on the streets, helping to reduce the urban heat island effect
- Additional open spaces are needed to support the growing population
- Additional housing choice to meet the diverse needs of all age and cultural groups
- Housing affordability is a challenge
- Parramatta River is close by but walking access to it is not intuitive



Stage 2 Community Engagement - Exhibition of the Draft Masterplan

The draft Masterplan was placed on public exhibition on 23 October 2023, and concluded on 15 December 2023 for a total period of 8 weeks. Submissions were received up to 5 January 2024 to allow the community suitable time to provide feedback.

The table on the following page provides an overview of the engagement methods undertaken and the community response.

Tool/Technique	Description	Response
Letters to community (LGA wide)	Colour flyer was letterbox dropped to residents, businesses and landowners in the Burwood LGA advising of vision and engagement activities.	Delivered to 16,100 households. Sent on 18 October prior to the start of exhibition period.
Addressed letter to affected landowners	Cover letter to landowners in the study area, including the colour leaflet. Second and third letters to landowners in study area to provide update on additional engagement activities.	Affected landowners (717 letters) sent on 18 October. Letters on 6 November and 22 November.
Addressed letter to adjoining landowners	Cover letter and flyer sent to landowners adjoining the study area, including land adjoining the Burwood North Metro Station within Canada Bay LGA.	446 adjoining landowners. 242 landowners in Canada Bay LGA. Sent the week of 18 October.
Post cards in English, Chinese, Nepali and Korean	Postcards distributed to service centre, library and at drop in sessions and pop-up stalls as part of engagement program. Postcard provides a snapshot on seeking feedback with QR code to Participate Burwood website.	400 postcards.
Factsheets	Series of factsheets for distribution at engagement sessions and online on the Participate Burwood page. Factsheets include: <ul style="list-style-type: none"> • Introduction to Masterplan • Top 6 priorities • Implementation of Masterplan • Next steps 	70 copies distributed at engagement sessions. 140 copies downloaded from Participate Burwood website.
3D animation video	3D visualisation of the masterplan on the vision and proposed changes under master plan. Video animation produced and put on Participate Burwood Website and Burwood Council's YouTube channel.	965 views on YouTube.
Stakeholder meetings	Briefing on the project with MPs, local schools, Council advisory committees, and internal staff	6 briefings during consultation period.

Tool/Technique	Description	Response
Community Pop Up Sessions	To be held at community events, community facilities and high visitation areas. Pop-ups to include A1 size display boards with renders of future of Burwood North. Printed copies of collateral available for community including factsheets, notification letter and postcards.	14 sessions planned (refer to previous table for list of pop-up sessions). 90 participants to date.
Burwood Hub Display and Speak to a Planner	Display setup in Burwood Hub with a strategic planner available to talk at specified time slots during the consultation period.	8 sessions planned (refer to previous table for list of drop-in sessions) 15 participants to date.
Participate Burwood	Website for the draft Masterplan provides: <ul style="list-style-type: none"> • Digital 24/7 access to information and to provide feedback • Timelines and information about consultation undertaken • Masterplan and technical reports • 3D visualisation of Masterplan • Factsheets • List of consultation activities • Survey and submission form • Link to register to be informed of updates on project. 	3,452 Visits. 1,960 unique visitors (23 October to 31 January 2024). 358 downloads of the draft Masterplan report.
Online Survey	10 questions on the top priorities for Burwood North.	15 responses.
Social media	Promotion of Masterplan engagement activities on social media.	9% of visits came via social media with 186 link clicks.
Speak to a planner	One-on-one conversations with Council strategic planners via phone or in person meetings.	30 phone conversations. 8 meetings by appointment.



Figure 26: Pop-up stall at The Strand, Croydon (31 October 2023)

Community pop up and drop in sessions

22 community pop-up sessions were held in various locations within Burwood LGA to share information about the draft Masterplan, answer questions and receive feedback. The pop-ups were held in public and community spaces including parks, community events, community halls and on the street over 8 weeks including weekends. The sessions were attended by Council planning staff. There were 110 conversations and interactions for the pop-ups and drop in sessions.



Figure 27: Drop in session at Burwood Community Hub

What we have heard

In response to the public exhibition of the draft Masterplan, fifty-five (55) submissions were received.

Key themes raised in submissions and engagement activities included:

- Site specific feedback
- Process and timing for delivery of the controls
- Transport/Traffic/Parking
- Delivery of infrastructure to support the growth



Figure 28: Pop-up stall at Burwood Chinatown Night Markets (3 November 2023)

Theme

Site specific feedback

- The majority of enquiries from landowners and residents related to wanting to understand how the masterplan would impact their property.
- The most common enquiries related to the proposed height and density (FSR) and what this meant for their property and/or the impact of adjoining changes on their property.
- All site-specific submissions requested consideration of greater height and density (FSR) than what had been proposed in the draft Masterplan.
- A number of submissions requested changes to proposed minimum lot sizes, site amalgamation patterns, and location of open space and through site links.

Process and timing

- The majority of queries and feedback on process and timing related to the master planning process and implementation of the masterplan.
- Landowners and residents wanted to understand the next steps and timing of changes to planning controls and when development would occur. Landowners expressed that they have been waiting a significant period of time for changes to occur in the precinct since the announcement of the Parramatta Road Corridor Urban Transformation Strategy prior to 2016.

Transport / Parking / Traffic

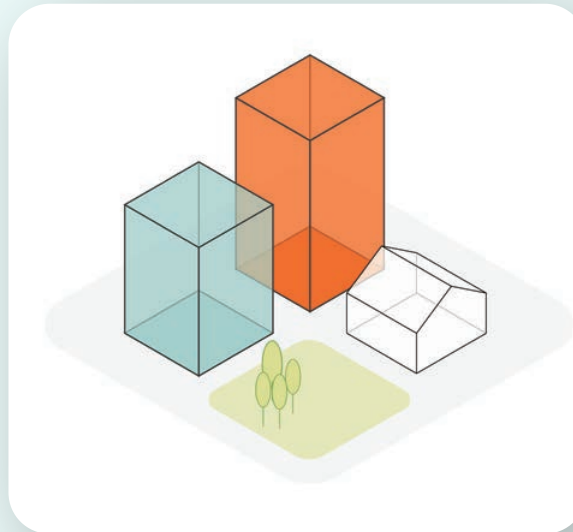
- There was some support for the introduction of maximum parking rates and unbundled parking.
- There were comments and feedback on the timing and certainty of the delivery of the Sydney Metro West line following the State Government's announcement of a review in April 2023. The final recommendations were released in December 2023 with the announcement by the NSW Government committing to the delivery of Sydney Metro West including Burwood North Station and its delivery by 2032.
- Concerns were raised regarding the potential impact of the masterplan on traffic congestion particularly around school zones and ability to find on-street parking in peak periods.

Infrastructure to support growth

- A number of submissions identified concerns with the quantum of open space proposed and the provision of community facilities for the proposed future increase in population.

Big Moves

The following masterplan "Big Moves" draw on the Vision established for Burwood North Precinct to guide the built form and planning approach for the Precinct.



Diverse Housing and Employment

Advocate for high-quality built form that provides a wide array of housing choices, including affordable housing options for low income earners, key workers and families. Leverage high-amenity living to attract more knowledgeable and high-skilled jobs.

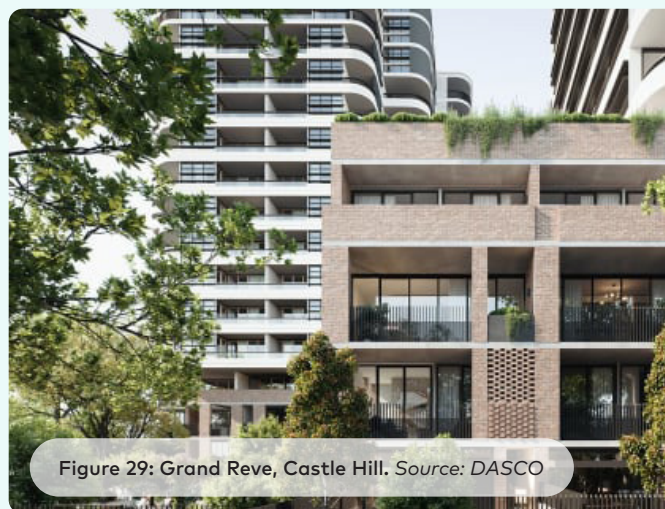
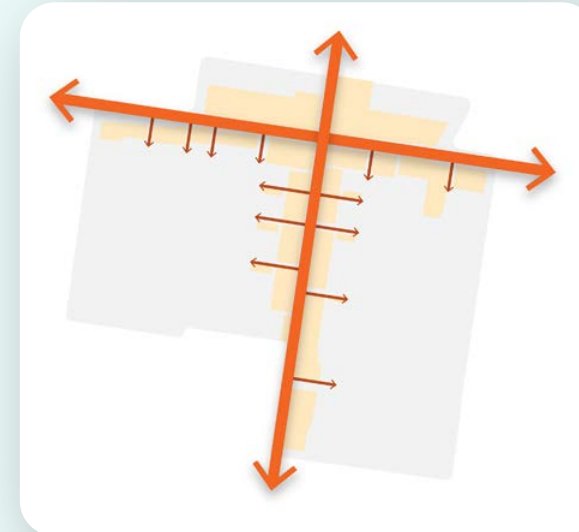


Figure 29: Grand Reve, Castle Hill. Source: DASCO



Activation and Celebration

Activate Parramatta Road and Burwood Road and extend activation through perpendicular streets and laneways into the Precinct. Manage growth and development so that the centre is rejuvenated and the diversity and culture of the Precinct remains central.

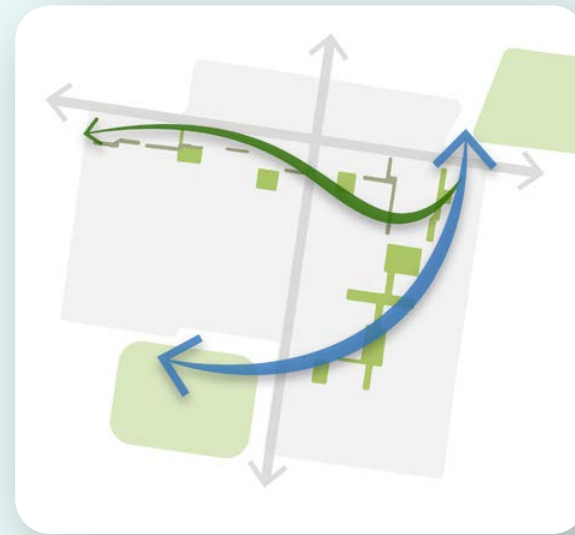


Figure 30: Lankelly Place, Potts Point. Source: SydneyCityGuide



Pedestrian-First Transport Network

Prioritise pedestrian connectivity and permeability throughout the Precinct and into the wider area, considering the needs of future services access and a developed active transport network.



Blue and Green

Establish a legible green and blue network through the Precinct to provide a high level of amenity, sense of place, and connection with Country. A sustainability strategy supports these networks with directions for water management and sensitive curation of plant species and public domain materials.



Human Scale

Protect the human scale of Burwood Road and Parramatta Road by setting taller buildings behind, and transition height down to existing areas.



Figure 31: Ithaca Commons pedestrian street. Source: Holt



Figure 32: Harold Park, Forest Lodge. Source: JMD Design



Figure 33: Victoria Street, Chatswood. Source: COX

Top Priorities

The top priorities for the Burwood North Precinct focus on creating a vibrant and sustainable community. The Masterplan aims to deliver a Precinct that incorporates diverse and flexible green spaces, paying homage to the natural environment and acknowledging connection with Country. Additionally, there is a strong emphasis on establishing a well-connected and easily navigable active transport network supported by new green spaces, promoting walking, cycling, and other non-motorised forms of transportation. Another key aspect is the provision of well-designed and flexible housing options, catering to different needs and promoting a sense of inclusivity.

The development of a Precinct with a distinct character and a strong sense of place, fostering a unique identity and promoting community engagement. As a Strategic Centre, the Precinct is envisioned to be both regionally significant and locally accessible, offering a range of amenities to meet the needs of residents and visitors.

Under each of the priorities the following is documented;

- Principles - which underpin the priorities
- Masterplan Strategies - what the masterplan is proposing, drawn from the observations, objectives and "what we know" from the extensive site analysis and consultation process
- Future Actions - what is required to deliver on the principles and masterplan strategies.

1

Deliver a Precinct with rich and varied open spaces that acknowledges connection with Country

2

Create a legible and comprehensive active transport network

3

Deliver a range of well-designed, highly flexible housing

4

Deliver a precinct with a richly defined identity and sense of place

5

Create a centre that is regional in outlook and local in amenity

6

Promote a sustainable, green, and resilient Precinct

Priority 1

Deliver a Precinct with rich and varied open spaces that acknowledges connection with Country



Figure 34: Matron Ruby Grant Park, Zetland. Source: Landscape Australia



Figure 35: Newmarket, Randwick. Source: Cbus Property



Figure 36: Dyuralya Square, Green Square. Source: City of Sydney

Principles

- **Acknowledge the opportunity for connection to Country by celebrating the cultural landscape**
- **Provide access to a diverse range of spaces across the Precinct, that complement Burwood Park to ensure that the community can enjoy cultural events, gatherings and activities**
- **Deliver quality open space within 200m of everyone's front door**
- **Integrate places and spaces within streetscapes and public domain, enabling the community to come together informally and for chance encounters to occur**
- **Support the delivery of spaces that contribute and connect to the green and blue grid network**

Masterplan Strategies

- Maximise functionality of open space to provide for a range of activities and gathering sizes, as well as environmental and ecological benefits.
- Identify opportunities for connection with Country in the design of public spaces and connections.
- Locate open spaces in areas that have good passive surveillance from surrounding development and from the public domain.
- Distribute open spaces throughout the Precinct to enable most residents to have access to an open space within 200m that has a minimum size of 1500m².
- Maximise the delivery of open space as part of development sites and within the public domain.
- Minimise property acquisition by Council.

Future Actions

- Council to establish planning mechanisms for the delivery of open space, through site links, plazas and other infrastructure on individual sites, in accordance with the masterplan through amendments to the LEP and DCP.
- Prepare amendments to Council's contribution planning framework to reflect the forecast growth and infrastructure needs for Burwood North, including alignment with delivery of PRCUTS infrastructure.
- Advocate to the State Government for funding to ensure the delivery, enhancement and maintenance of sufficient open space to cater to the needs of the future population.
- Review LEP and DCP controls for Burwood North based on best practice for establishment of deep soil zones, tree canopy on ground and green roofs where practical.
- Review LEP and DCP controls for Burwood North based on best practice for the establishment of adequate solar access to parks and main streets.

More detailed open space principles are contained within the *Burwood North Precinct Masterplan: Landscape and Public Domain Strategy Report*, by Oculus. The Future Actions will link to how these strategies will be reflected in proposed LEP and DCP

Priority 2 Create a legible and comprehensive active transport network



Figure 37: Slovenska Boulevard shared street for pedestrians, cyclists and buses. Source: Landzine



Figure 38: Hackney Play Street, UK. Source: The Guardian



Figure 39: New Acton Precinct, Canberra. Source: Landzine

Principles

- **Maximise active and public transport connectivity to the Burwood North Metro station**
- **Support a connected open space network with enhanced local and regional cycle connections**
- **Enable connections through to the Parramatta River - prioritising north-south active transport connections**
- **Support the transition of Burwood Road to enhance active and public transport connections**
- **Create walkable activated laneways, through-site links and shared zones as part of an integrated walking network**
- **Reduce the need for private car ownership**

Masterplan Strategies

- Slow vehicular speeds through and within the Precinct to support pedestrian priority as well as people riding.
- Allocate road space to prioritise pedestrians as well as people riding within neighbourhood zones, wherever possible.
- Utilise the existing laneway network as shared zones and deliver new shared zones and pedestrian connections, to enable pedestrian priority and permeability through the Precinct.

Future Actions

- Adopt maximum parking rates, consistent with the PRCUTS recommended parking rates for new residential development in the Burwood North Precinct.
- Review the DCP to require that new developments provide access to car share and ride share services sufficient to meet the needs of the development and to discourage private car ownership.
- Review the DCP to introduce provisions in the DCP which enables unbundled parking within new developments.
- Review the DCP to require 100% of parking in new developments for both resident and commercial to have EV ready connections.
- Include provisions to require fast or rapid EV charging for all commercial development.
- Review the DCP to update provisions for bicycle and other parking, loading and servicing requirements in accordance with best practice requirements (e.g. Transport for NSW Cycleway Design Toolbox).
- Review the DCP to include appropriate end of trip facilities and ensure that the controls deliver facilities that are designed to support people who cycle, jog or walk to work.

Priority 3 Deliver a range of well-designed, highly flexible housing



Principles

- **Encourage a range of housing typologies and options to support a diverse population, including catering for multi-generational living**
- **Create opportunities across the Burwood North Precinct for both medium and high rise development, to ensure the delivery of community oriented neighbourhoods**
- **Encourage provisions that deliver a mix of unit sizes and allow for flexibility to suit a range of households**
- **Allow for a diverse range of tenures, including opportunities for the delivery of affordable housing and build to rent accommodation**

Masterplan Strategies

- Provide a range of densities that enable a variety of housing typologies to be delivered within the precinct.
- Position higher densities around open spaces to provide good amenity and a connection to landscape.
- Organise built form and densities within unique neighbourhood zones that each have a distinctive character, providing a sense of place and community.
- Require the delivery of a minimum of 5% of new dwellings as affordable housing, consistent with PRCUTS.

Future Actions

- Amend the LEP to increase residential dwelling capacity consistent with the proposed height and floor space ratios in the Masterplan Implementation Plan.
- Introduce an Affordable Housing Contributions Scheme in the LEP for the Burwood North Precinct to ensure the delivery of affordable housing, consistent with PRCUTS (minimum 5% of total FSR to be dedicated for affordable housing).
- Amend the LEP/DCP to specify the minimum unit mix rate for residential flat buildings and shop top housing with more than 20 dwellings to increase housing diversity.
- Review the DCP to require new dwellings to comply with Liveable Housing Design Guidelines.
- Investigate opportunities to increase the amount, and improve the standard of housing to ensure that it is universally designed. This includes encouraging the delivery of larger apartments on the ground floor with usable external space to ensure a range of households can secure suitable housing to meet their needs.
- Continue to engage with, and advocate for, the enhancement and delivery of State Government infrastructure (schools, medical/hospital, community services etc) sufficient to meet the needs of the current and future population.

Priority 4 Deliver a precinct with a richly defined identity and sense of place

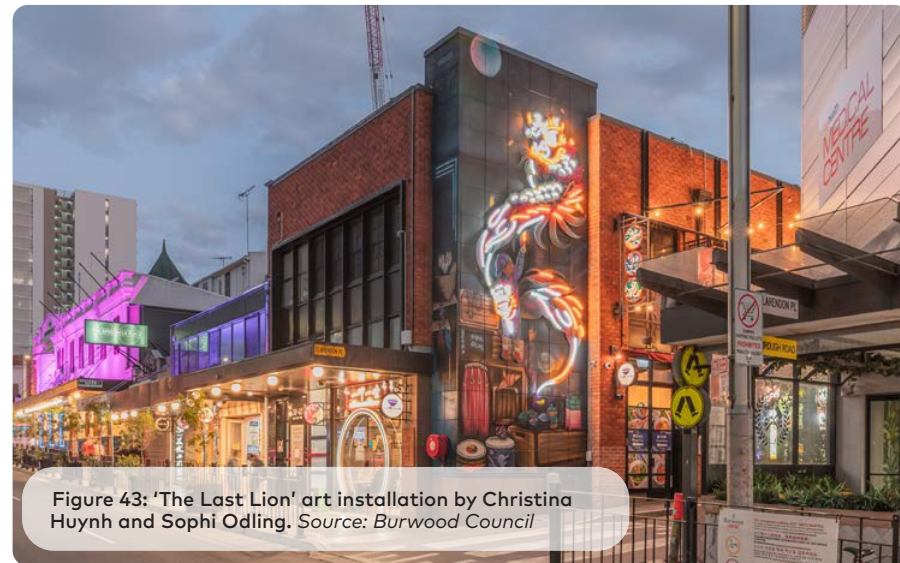


Figure 43: 'The Last Lion' art installation by Christina Huynh and Sophi Odling. Source: Burwood Council



Figure 44: Public Art on footpath in Burwood. Source: COX

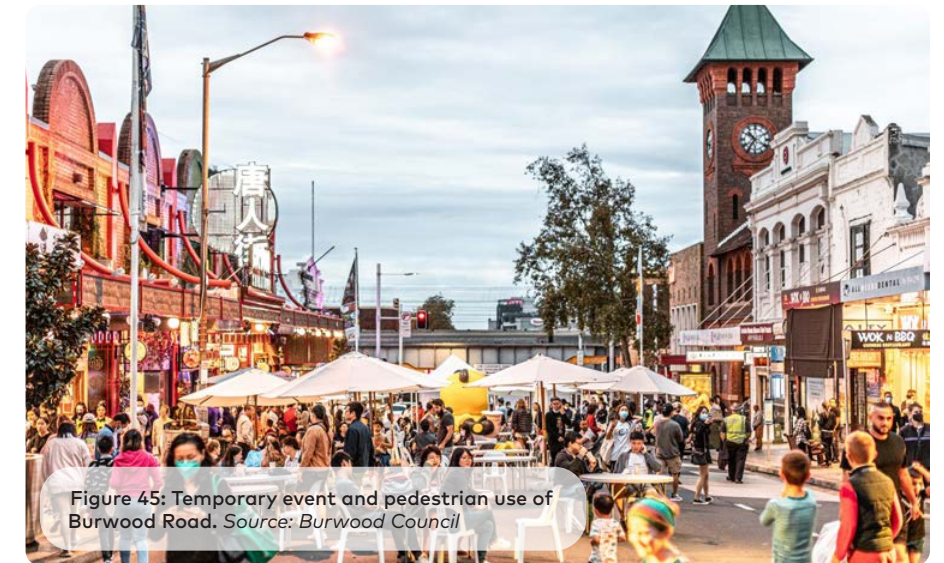


Figure 45: Temporary event and pedestrian use of Burwood Road. Source: Burwood Council

Principles

- **Deliver an exemplar urban precinct with a diversity of residential building types that ensure the prioritisation of a high amenity human experience**
- **Encourage innovative architectural, design and delivery models to ensure design excellence in new development and the public domain**
- **Respect, build on, and celebrate how culture has influenced the way people live, work, and play in Burwood and ensure that future development acknowledges this culture and diversity**
- **Build on the existing fine grain character by encouraging laneway activation and small scale, fine grain retail tenancies**

Masterplan Strategies

- Position higher density and taller building forms in the blocks behind Burwood Road and Parramatta Road, to retain a human scale frontage to those primary movement corridors.
- Encourage active frontages along Burwood Road and Parramatta Road, as well as on the adjoining laneways to draw activation into the adjoining neighbourhoods and away from higher traffic zones, both day and night.
- Respond to the cultural and environmental heritage in the Precinct by incorporating diversity, including, connection to Country, in the design of public spaces and connections.
- Provide opportunities for the incorporation of public art throughout the Precinct.

Future Actions

- Implement appropriate place based design objectives and standards within the DCP for new development within the Burwood North Precinct.
- Consider the development of a Design Excellence provision and Design Excellence Competition process for key sites within the Burwood North Precinct.
- Incorporate DCP controls to ensure appropriately scaled and designed development can occur within, and adjacent to, heritage items within the Burwood North Precinct.
- Require public artworks in certain locations as part of the development approval process and Council's Public Art Policy. These artworks should convey the history and unique character of Burwood, and connection to Country, and be tailored to their locations within Burwood North.

Priority 5

Create a centre that is regional in outlook and local in amenity



Principles

- **Maximise opportunities for job creation within the Burwood North Precinct to support the continued growth of the Burwood Town Centre as a strategic centre within the Eastern City**
- **Support small business and start-ups of different scales and types that provide a diversity of job opportunities**
- **Maximise opportunities for activation of streets and public spaces, drawing on existing vibrancy to create a hub around the future Burwood North Metro station.**
- **Maintain and expand on the richness and complexity of existing land uses with diversified dining and retail experiences**
- **Provide local service and community facilities within a short ride, or walking distance to where people live**
- **Enable people to experience the Burwood North Precinct as both a quiet and bustling neighbourhood, with defined areas of genuine mixed use, balanced with quieter streets and spaces**

Masterplan Strategies

- Concentrate a higher proportion of non-residential uses around the Burwood North Metro station and along Parramatta Road.
- Continue to support Burwood Road as an active mixed use street with only non-residential uses at ground floor.
- Enable small scale commercial, dining and retail outlets to activate laneways perpendicular to Burwood Road and Parramatta Road, extending activity into the surrounding precinct to encourage and support both day and night time economies.
- Encourage community facilities in areas of high amenity to support the community.

Future Actions

- Introduce a new land use zone into the Burwood LEP (R4 – High Density Residential) to allow residential flat buildings and enable other complementary land uses, such as cafés and restaurants that contribute to the vibrancy of the neighbourhood while ensuring that business centres remain the focus for business and retail activity.
- Amend the LEP/DCP to identify new through site links to be provided as part of future redevelopment of sites through land dedication in the Precinct.
- Review the zoning and permissible land uses for land along Parramatta Road to allow for a range of uses including commercial and retail uses and residential, where appropriate.
- Continue to advocate to State Government agencies and neighbouring councils to ensure future east-west and north-south mass transit corridors through Burwood are protected and delivered in the long term.
- Incorporate recommendations of the Burwood After Dark Strategy to ensure a thriving night time economy with the Burwood North Precinct.

Priority 6

Promote a sustainable, green, and resilient Precinct



Principles

- **Ensure that Burwood North is a sustainable urban renewal precinct, that supports the movement towards zero carbon operations**
- **Maximise urban greening of Burwood North with increased tree canopy, rain gardens, rooftop gardens, community gardens and enhanced ecosystem biodiversity**
- **Incorporate water sensitive urban design – stormwater management integrated with public domain and open space**
- **Support sustainable technologies and initiatives that will reduce carbon emissions**

Masterplan Strategies

- Support the transition to net zero emissions in the precinct.
- Allow water to be celebrated as a key part of the linear open space network, following the former creek line that ran through the precinct.
- Manage stormwater and flooding impacts through open space and water sensitive urban design and bio-filtration.

Future Actions

- Review and update the flood study and floodplain risk management study and plan to inform future planning controls.
- Review and amend the DCP to incorporate relevant recommendations from the Burwood North Precinct Masterplan: Sustainability Statement, including:
 - Improving overall building energy and water efficiency;
 - Requirements for setbacks, solar amenity, deep soil landscaping controls;
 - A minimum tree canopy target / site coverage;
 - Encouraging the planting of drought resistant species and indigenous species;
 - Green roofs and green wall design;
 - On-site energy generation via solar power to reduce dependency on the main grid;
 - Fully electric to progressively eliminate fossil fuel demand towards net zero emissions;
 - Electric Vehicle and Ebike charging, with car parking spaces ready to transition to electric vehicle charging when this technology becomes widespread;
 - Diverting of building materials from the demolition process from landfill;
 - Best practice water saving measures for all new buildings not subject to BASIX;
 - Waste management to ensure the diversion of waste away from landfill, including separated recycling streams, new waste technologies, communal areas for organic waste composting (FOGO).
 - Water Sensitive Urban Design controls



The Draft Masterplan

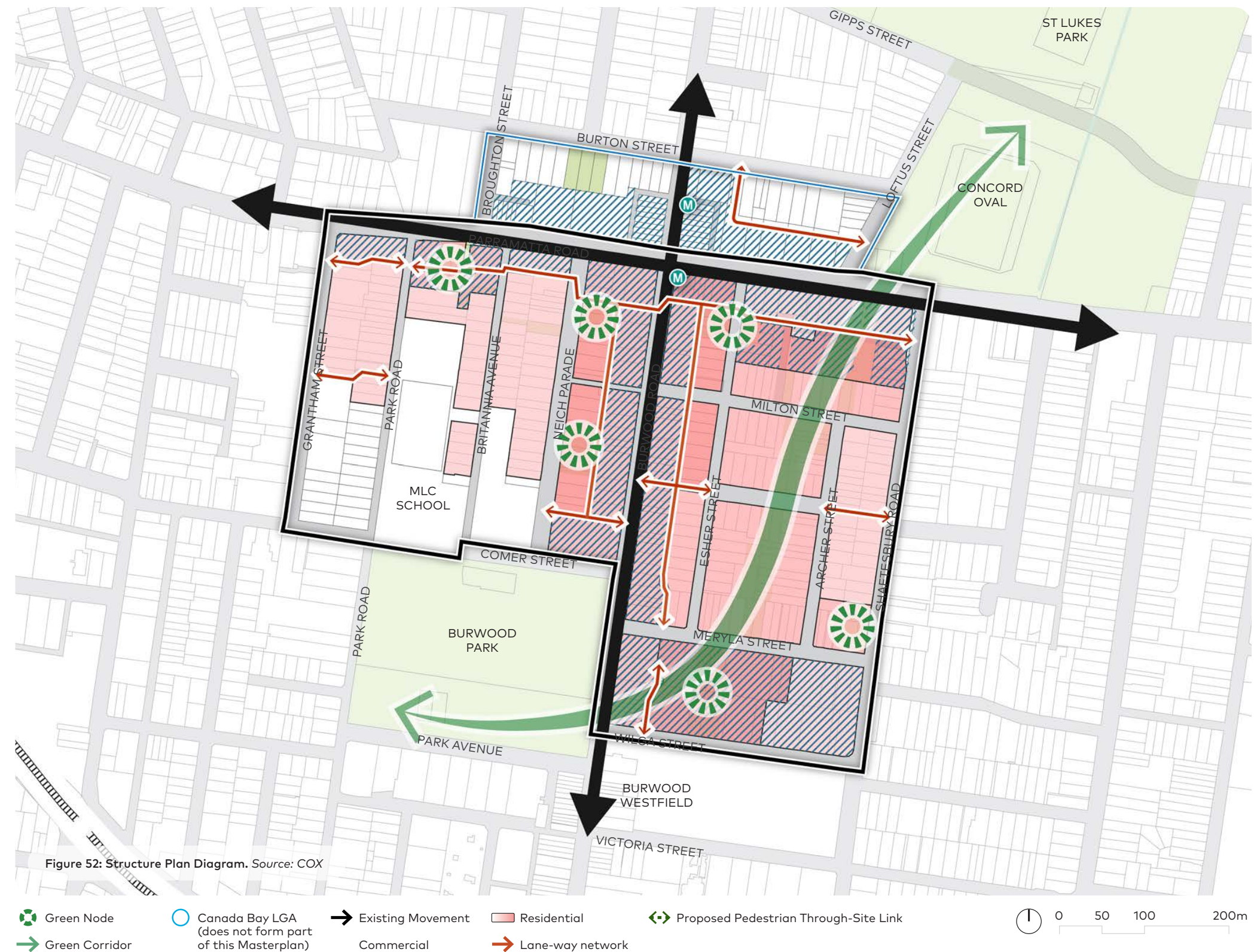
Structure Plan

Burwood North Precinct is defined by its built and natural corridors. Burwood Road serves both pedestrians and vehicles as a key north-south connector, anchored by the proposed Burwood North metro station in the north, and Burwood train station to the south. Burwood's established character as a dining and retail destination oriented around Burwood Road, is proposed to be extended north in to the Precinct towards Parramatta Road.

Burwood North Precinct leverages the accessibility and activation of the metro station to create a fine-grain, dense, mixed-use community oriented around the transit node.

A chain of existing and proposed open spaces follow a former creek line between Burwood Park and Concord Oval/St Luke's Park in the Canada Bay LGA. This open space network employs First Nations design elements to anchor the Precinct within Country. Water will be 'resurfaced' to flow through Burwood North Precinct, and the open spaces surrounding the water elements provide new spaces for residents to gather and play. The wider open space network in the Burwood North Precinct builds upon the connectivity of this creekline, and prioritises linkages with pocket parks and lane-ways to create a transport network that prioritises the pedestrian.

Burwood North Precinct will offer a range of housing typologies that reflect the diversity of its community - forming distinct neighbourhoods that promote walkability and minimise car dependency. Pockets of activation will create a vibrant, attractive urban experience beyond Burwood Road, and enhance green spaces with added surveillance and extended usability.



Character Areas

Burwood North Precinct forms a set of distinct but interwoven neighbourhoods, each with a unique character and offering a diverse range of housing and employment typologies.

The proposed built form and open space structure for the Burwood North Precinct has been organised into these distinct character areas, enabling Burwood North Precinct to be a place that offers a diversity of urban experiences, places and housing types.

The four character areas for Burwood North are:

Transit and Business

Bounded by one block either side of Parramatta Road

Active High Street

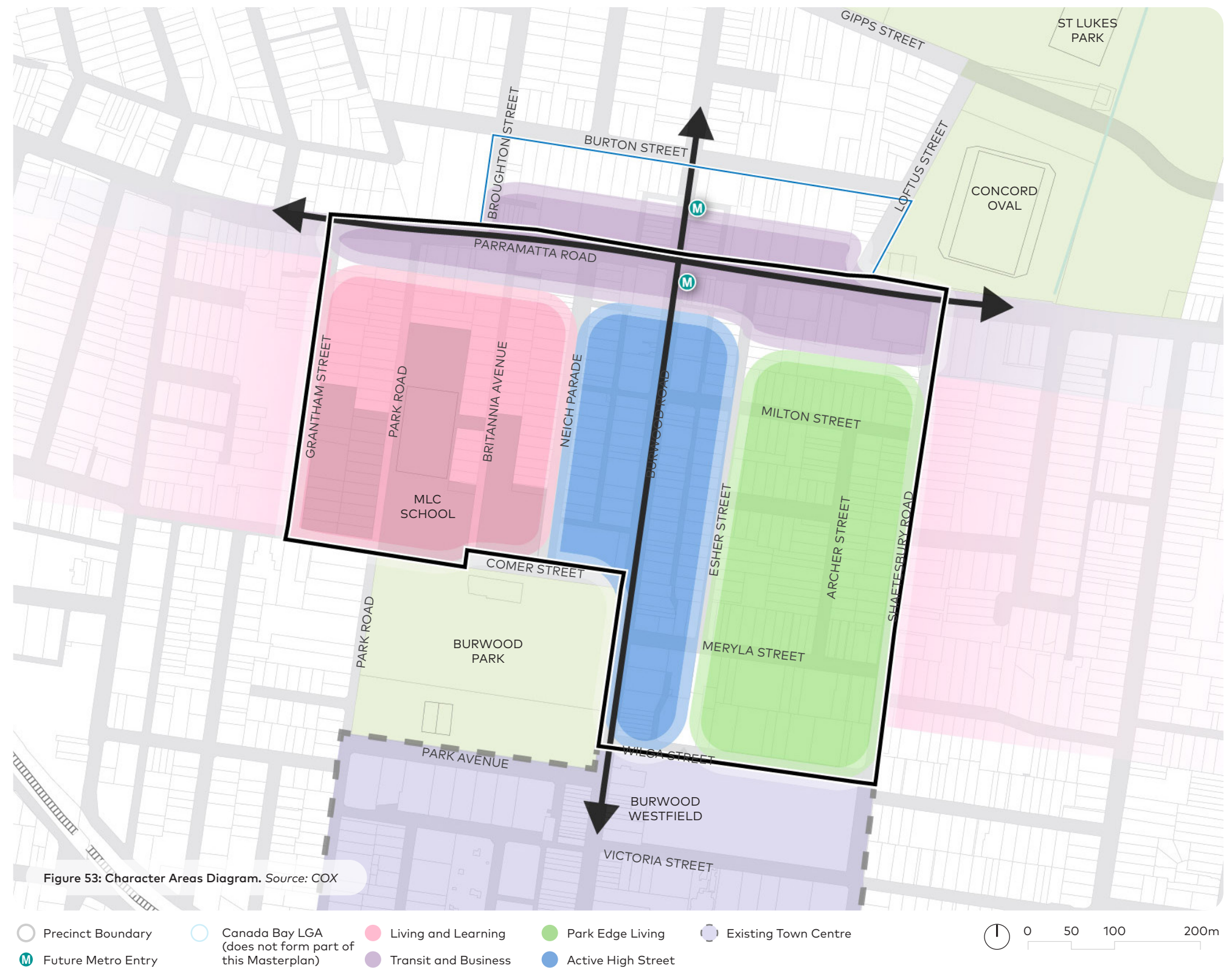
Defined by one or two blocks either side of Burwood Road

Park Edge Living

Between Esher Street and Shaftesbury Road

Living and Learning

Between Neich Parade and Grantham Street



Transit and Business

The Transit and Business character area fronting Parramatta Road will host a range of active frontages in mixed-use developments, fronting Parramatta Road and around the Burwood North metro station transit node.

Parramatta Road will remain as a principal east-west vehicle artery, but will have substantially improved pedestrian amenity through the implementation of a 3m landscaped, green setback.

Laneway connections will provide opportunities for activation from Parramatta Road to the south of the Precinct.

Enhanced permeability across Parramatta Road and into Canada Bay to the Parramatta River, will be encouraged, and this will be aided by the proposed underground connection being delivered by Metro West.

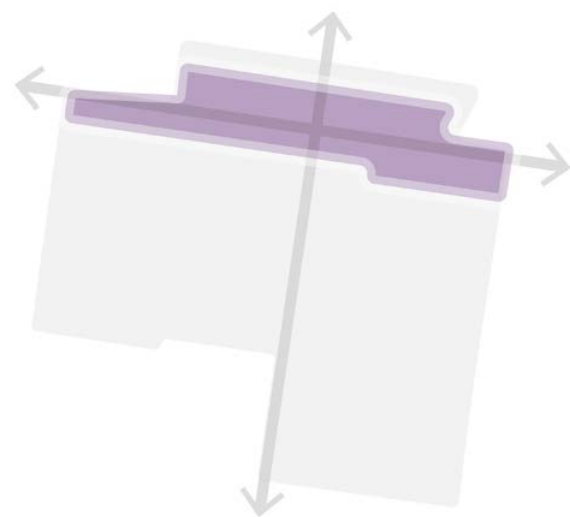


Figure 54: Visualisation of an active urban park adjacent to Burwood North Metro Station. Source: Scharp



Figure 55: Arncliffe Central. Source: Billbergia

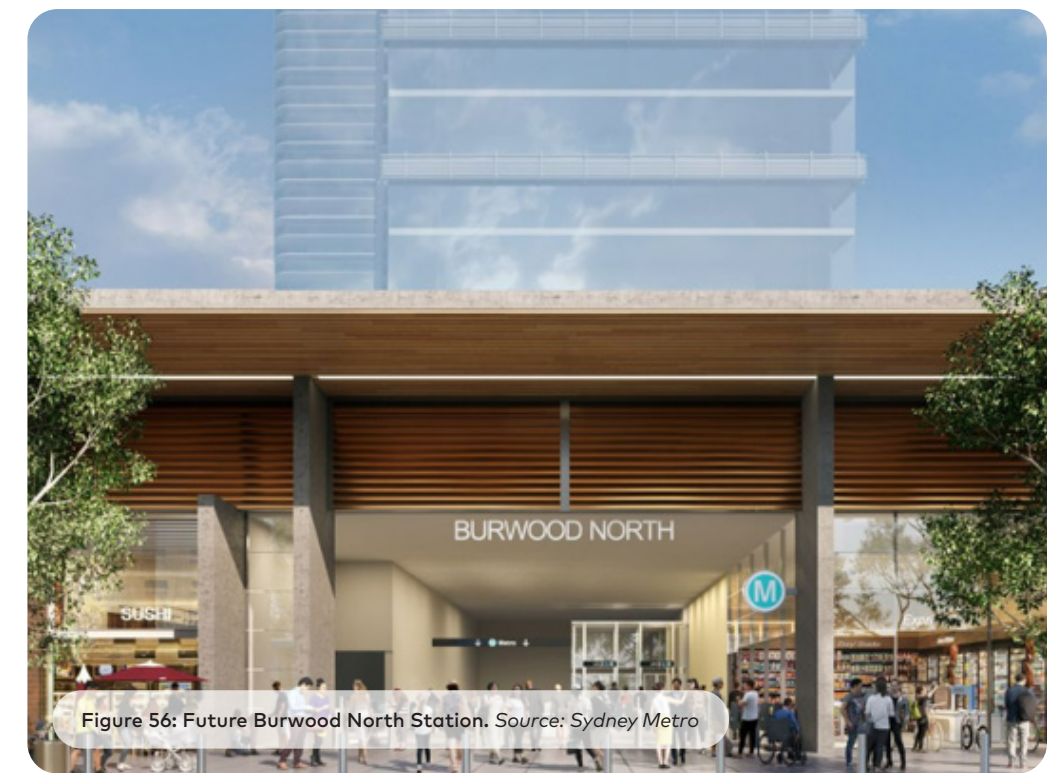


Figure 56: Future Burwood North Station. Source: Sydney Metro

Active High Street

The Active High Street character area is centred on Burwood Road as the mixed-use activity spine, drawing upon the activity of the Burwood Town Centre to the south.

Burwood Road will continue to act as the high street, with future development continuing to provide active ground floor uses, including retail and dining. New and existing laneways will be encouraged to ensure that the area is permeable and highly accessible, providing activation day and night.

Building heights along Burwood Road are intended to protect both human scale and solar access, producing a highly amenable pedestrian experience at the ground floor.

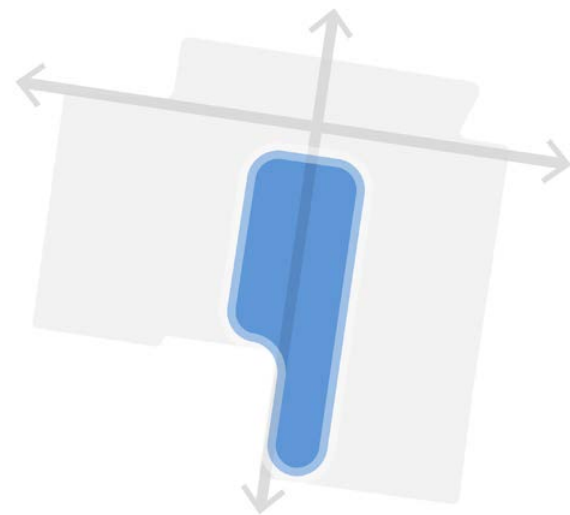


Figure 57: Active Burwood Road visualisation. Source: Scharp

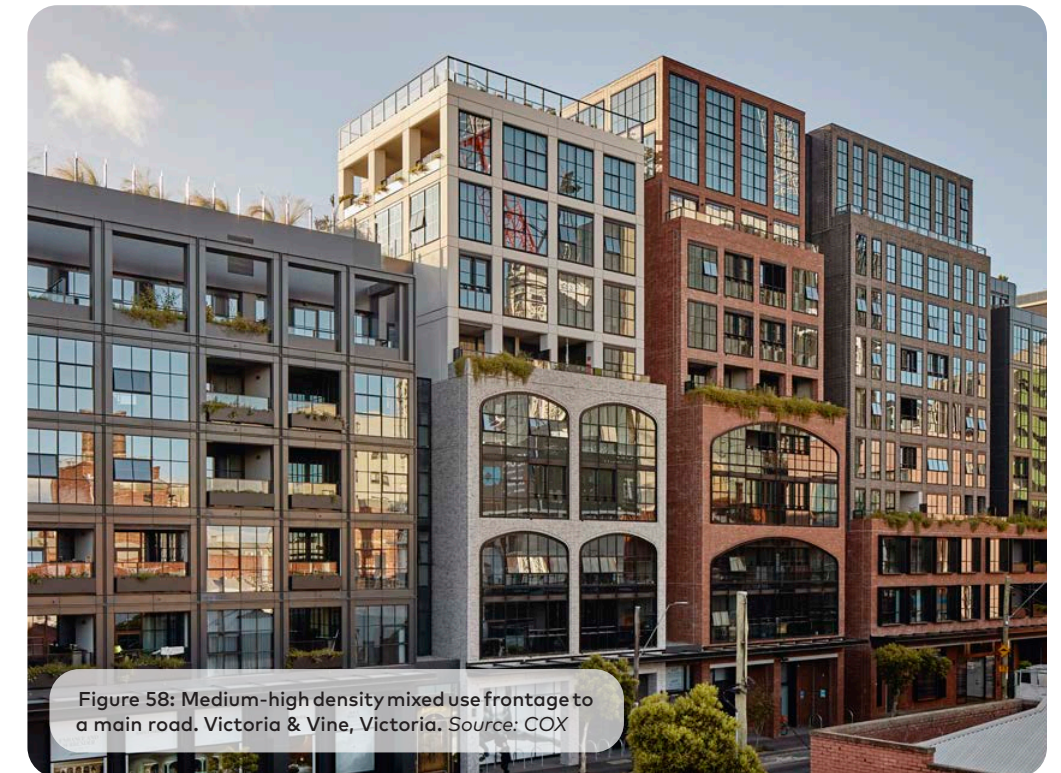


Figure 58: Medium-high density mixed use frontage to a main road. Victoria & Vine, Victoria. Source: COX



Figure 59: Lankelly Place, Potts Point. Source: Destination NSW

Park Edge Living

The Park Edge Living character area is a medium-high density residential neighbourhood within a highly landscaped setting.

This area is anchored by a linear green and blue corridor, designed incorporating the principles of water sensitive urban design, and will provide opportunities for passive recreation.

The built form in the Park Edge Living character area encourages higher densities adjacent to the open space which will be designed to be a highly flexible space to allow for a range of activities and events to reflect the needs of a diverse population.

Development on the edge of the character area will sympathetically transition to the existing low density residential development on Shaftesbury Road.

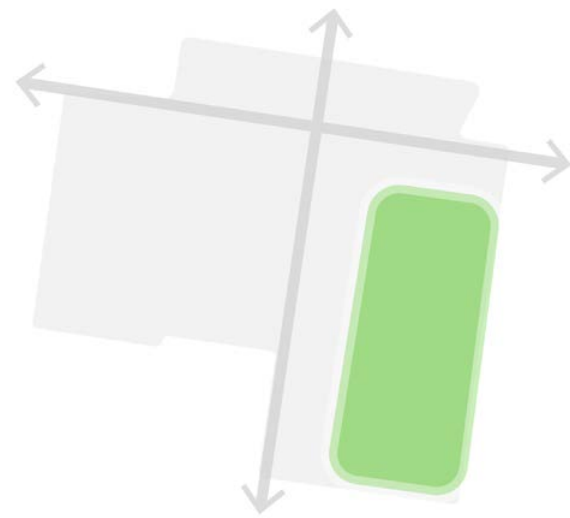


Figure 60: Linear open space with WSUD through medium density residential neighbourhood, Putney. Source: COX



Figure 61: Eden Street, Arncliffe. Source: Group GSA



Figure 62: Arkadia Apartments, Alexandria. Source: DKO + Breathe

Living and Learning

The Living and Learning character area will provide for medium density residential development, set within a leafy streetscape. Future development will consider the existing sensitive educational land uses to ensure that they avoid overlooking and overshadowing.

Park Road will be transformed to encourage the continuation of the shared street to encourage active transport. The laneway network will be expanded to enhance the permeability of the character area to encourage pedestrian movement within and through the Burwood North Precinct.

Neich Parade will form the backbone of the active transport network in the Burwood North Precinct, promoting bicycle movement from Parramatta Road through to the Burwood Town Centre.

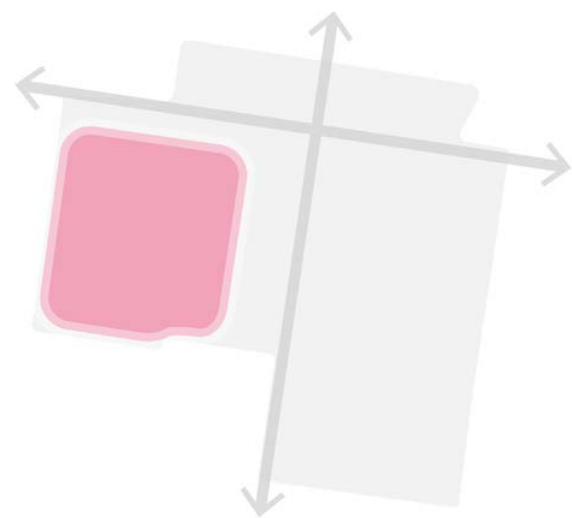


Figure 63: Hills Showground Precinct East: Source: COX



Figure 64: Juanita Nielsen Community Centre. Source: City of Sydney



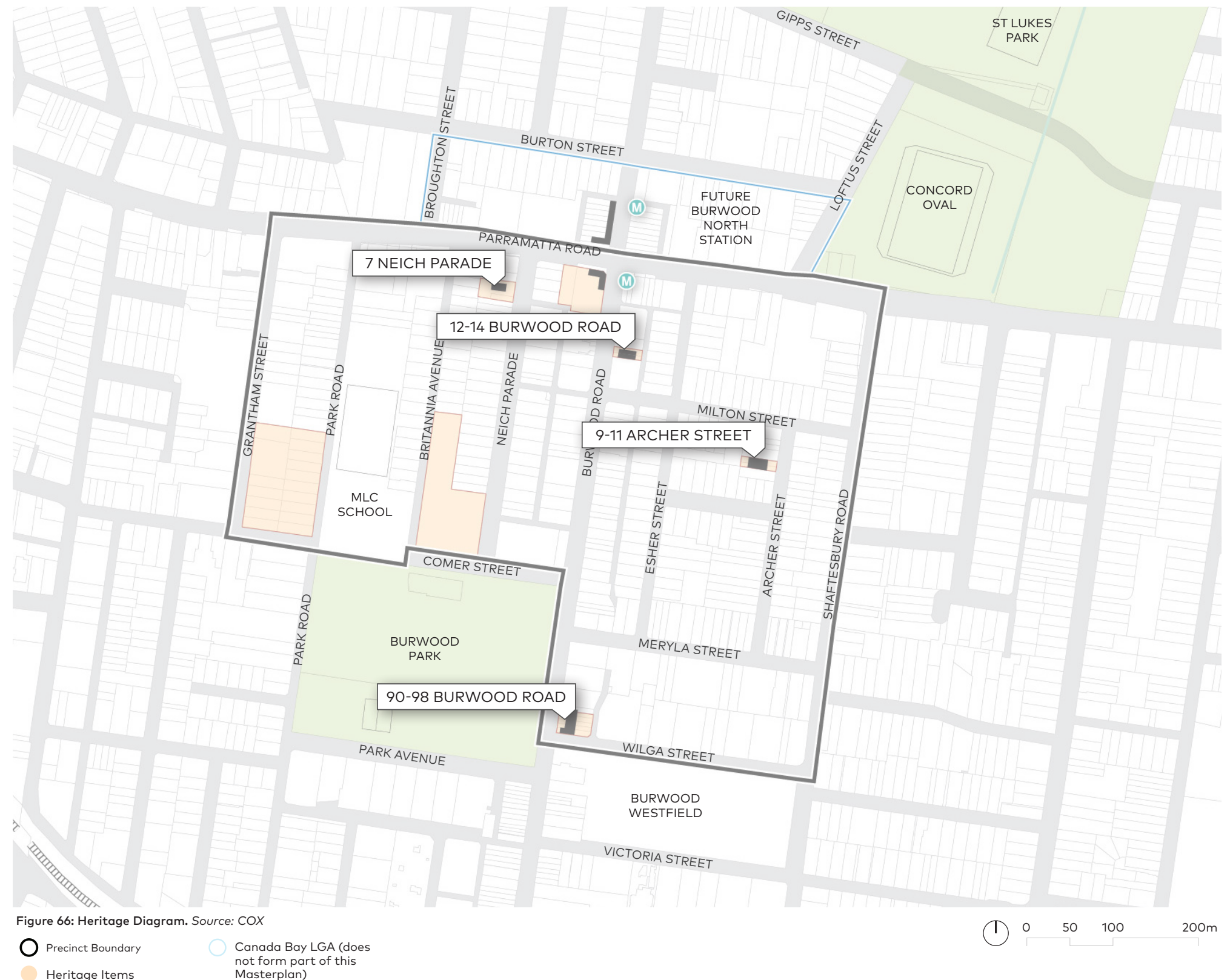
Figure 65: Parramatta Engineering Innovation Hub. Source: Charter Hall

Proposed Heritage

The Burwood North Precinct Masterplan – Heritage Significance Assessment, July 2023 by Hector Abrahams Architects focused on the assessment of four places. Based on this research and analysis, an assessment was conducted for each place against the NSW Heritage Criteria. The assessment determined that:

- 9-11 Archer Street, Burwood - currently listed as a heritage item in Burwood LEP 2012. They are a fine example of a pair of single-storey terraces, relatively unusual in Sydney, in the Italianate style. The intactness of the façade, plan form, and the interior details of number 11 contributes to the significance. Retain as heritage items.
- 90-98 Burwood Road, Burwood includes a fine example of a Free Classical parapet but much of the remainder of the terrace group, including much of the rest of the façade, has been greatly compromised. The facade is a good example and if the listing is to be retained it should be amended to ensure that it covers the parapet specifically. Amend listing to include facade and parapet.
- 12-14 Burwood Road, Burwood are examples of Victorian Italianate terraces. 14 Burwood Road has been dramatically altered, retaining only some façade detail. The alterations to 12 Burwood Road are less substantial, and it still retains its plan form and most of its façade, though it has lost interior details. De-listing of these buildings would be appropriate.
- 7 Neich Parade, Burwood is an example of a Queen Anne cottage. There are many examples of this type and style listed in the Burwood LEP, most of which are clearly more architecturally distinctive and refined. De-listing of these buildings would be appropriate.

Refer to *The Burwood North Precinct Masterplan – Heritage Significance Assessment, July 2023* by Hector Abrahams Architects for further detail.



Illustrative Masterplan

The Burwood North Precinct Masterplan envisions a highly connected Precinct with pedestrian-oriented streets interwoven with high-quality public spaces, building upon the vibrant Burwood Town Centre.

Key features of the proposed Masterplan include:

- An enhanced public space and active transport network with a new green/blue corridor linking Burwood Park to Parramatta Road
- Greater housing choice and affordability
- Increased densities and greater job opportunities
- Rejuvenation of Burwood Road as an extended high street retail and dining Precinct
- Activation of Parramatta Road to allow for additional employment opportunities
- Legible and efficient connections to the future Burwood North metro station
- Retention of the human scale and solar access on Burwood Road
- Improved pedestrian permeability to the schools to the west of the Precinct

To be updated upon
endorsement of the Masterplan

Figure 67: Illustrative Masterplan. Source: OCULUS



Figure 68: View north on Burwood Road Source: Scharp

Uses and Activity

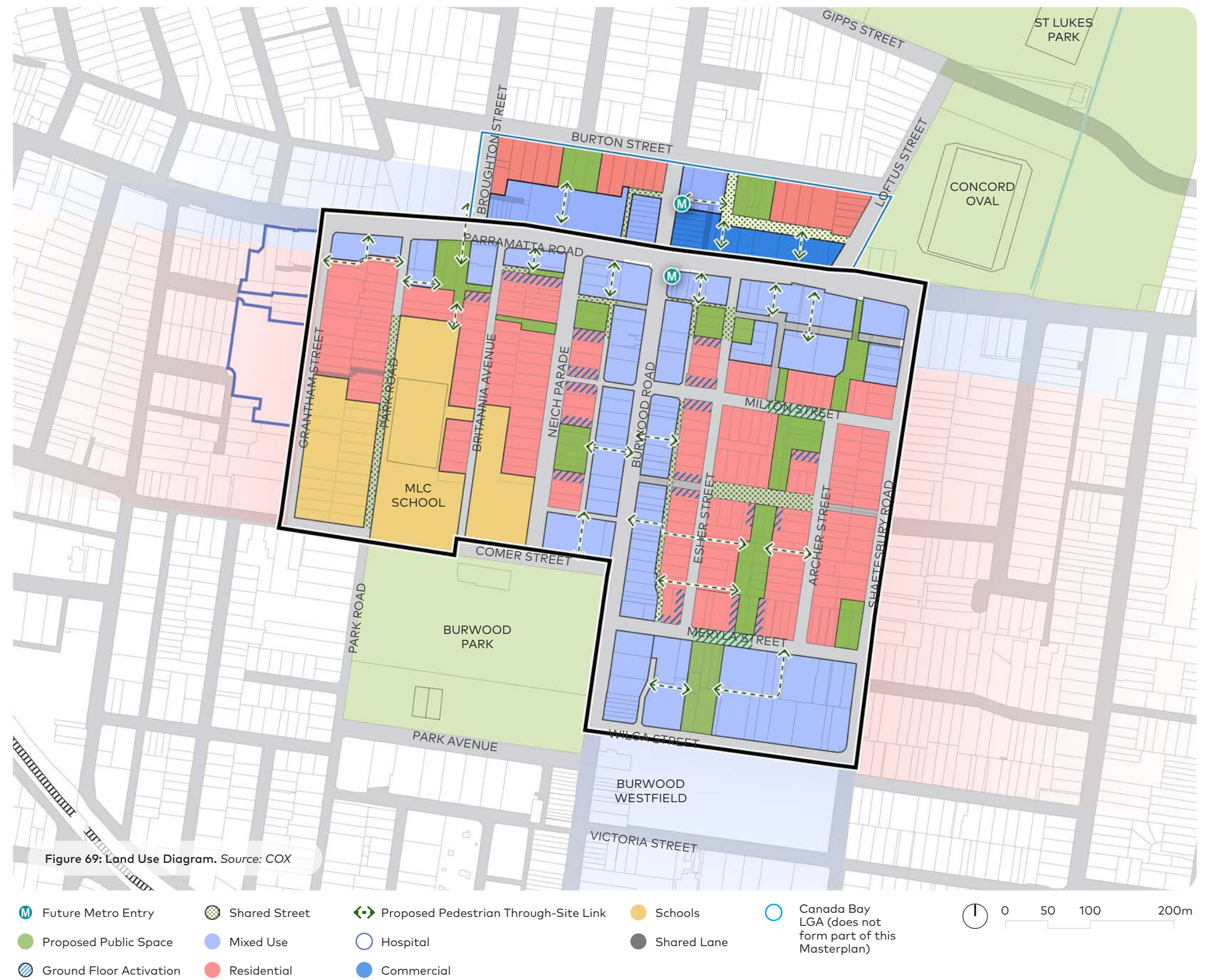
The land use mix in the Burwood North Precinct promotes a vibrant residential and mixed-use Precinct with an active core, extending retail, professional services, and food and beverage uses from the Burwood Town Centre along Burwood Road to Parramatta Road.

The Burwood North metro station offers an opportunity to create a new mixed use precinct with active/commercial uses at the lower levels, connected directly to a high-frequency rail line. Mixed uses on the lower levels extend east-west along Parramatta Road from the metro station, reflecting the proposal by Canada Bay Council for mixed-use development on the Parramatta Road frontage.

Mixed-use developments will also extend southwards along Burwood Road to Westfield Burwood. The majority of the precinct is characterised by residential uses, with ground floor activation permitted beyond Burwood Road, providing for local cafés or shops to be located adjacent to new public space. Open spaces enhance the amenity of the Precinct and provide opportunities for outdoor recreation.

MLC and Southern Cross College provide an educational focus to the west of the Precinct, which will continue to be adjoined by sympathetically designed residential development so as to minimise overlooking and overshadowing.

Refer to the Planning Controls section of the Masterplan for the proposed Land Use Zone (LZN) diagram.



Defining Density

Density is a control of population -resident, worker, student and visitor population.

It is an important control in the planning and design of precincts because it governs the density of residents, workers, students and visitors that would likely be in one location at one time and allows Council and Government to plan for infrastructure and services to support those populations.

In planning and designing our cities, there is generally a correlation between the level of:

- Accessibility (transport, capacity, mode frequency, reliability, traffic, active transport, mode share)
- Amenity (proximity to open spaces, water, recreation facilities, destinations such as mixed use centres, green, cool attractive areas)

Why does the Masterplan propose greater densities than PRCUTS?

- Best practice – density is focused within walking distance to public transport (Metro, existing heavy rail, bus) and key infrastructure (open spaces, schools and Burwood Town Centre)
- Protect low density areas - allows Council to meet housing growth targets while maintaining existing built form controls in low density areas.
- Reinforces Burwood as a Strategic Centre and strengthens future role
- Delivery of community infrastructure - Higher densities result in feasible development outcomes which can assist in the delivery of community infrastructure through contributions to Council or by works-in-kind
- Creation of place – appropriate densities and heights allow for more active and attractive streets.



Figure 70: Aerial Artists Impression looking north (exhibited Masterplan). Source: Scharp

Density

The proposed densities within the Burwood North Precinct are in response to the significant opportunity associated with delivery of the Burwood North metro station, which acts as the catalyst for urban renewal to deliver high liveability and opportunities for the creation of new places for people.

The highest densities are located close to the Burwood North metro station, set back behind Parramatta Road and Burwood Road, to minimise the impacts of overshadowing on the public domain and preserving the human scale along the high activity environment of Burwood Road. Higher densities are also proposed adjoining new open spaces, so that these spaces are dynamic, active, and highly accessible.

Parramatta Road retains a lower scale character, with an increased landscaped setback to create a boulevard character and align with the proposed controls north of Parramatta Road within the Canada Bay Local Government Area.

Opportunities have been provided for higher density, taller building forms at the junction of Parramatta Road and Burwood Road to mark the gateway to the precinct and to maximise the density on sites with excellent access to the metro.

In the eastern part of the Precinct, between Parramatta Road and Wilga Street, high-density development continues to form a relationship with the open space network stepping down to medium rise development to transition to the low density development on Shaftesbury Road.



Building Height

Building heights also consider the proposed uses within each development - residential towers are intended to be more slender than commercial/retail developments in a podium - and therefore require taller building heights to achieve the same density.

The tallest buildings are proposed to be located behind Burwood Road, fronting Neich Parade and Esher Street, to minimise overshadowing on Burwood Road.

Tall building forms are also proposed within the Transit and Business character area, responding to the highly accessible location but enabling a lower scale frontage to Parramatta Road.

On Burwood Road, a series of podiums are proposed to create a street wall of two to four storeys, ensuring the street environment is constructed at the human scale. Towers of up to 10 storeys in height are set back from the street above the podium.

Taller built forms are proposed one block behind Burwood Road towards Neich Parade to the western side of Burwood Road and Esher Street to the eastern side of Burwood Road. The taller scale (greater building height) is proposed to leverage the opportunity to consolidate growth in an area of high accessibility and amenity and to deliver a more public accessible open space at the ground plane, providing significant community benefit and allowing for an increase in canopy cover.



Solar Access

It is important to ensure solar access to the public spaces achieves a high level of amenity year round for those visiting, working and living in the Burwood North Precinct. Consideration has been given with respect to the height and FSR across the Precinct and its impact on solar access to these proposed spaces.

Key public spaces should receive a minimum of 2 hours of sunlight between 9am and 3pm at the winter solstice (21 June). A detailed urban design analysis has been undertaken, which included an analysis of the impact of the heights on overshadowing to public spaces.

Maintaining good solar access to the eastern side of Burwood Road will contribute to the amenity of pedestrians and allow for the successful activation of Burwood Road year round.

Detailed design controls for solar access will be prepared and included in the site specific DCP to ensure that these outcomes are achieved.



Open Space Structure

A network of new open spaces, laneways and plazas throughout the Precinct will offer a diversity of high quality public places for recreation, gathering and for active transport permeability.

Feasible delivery of high quality public space is the priority for open space provision within the Precinct. Responding to the fragmented nature of land ownership, open spaces have been positioned to maximise their deliverability through private development.

Large development sites that are known to have been amalgamated have been prioritised for the delivery of new pocket parks and open spaces.

A linear blue-green spine forms the heart of the open space within the Precinct, linking with and complementing the existing open spaces of Burwood Park and St Lukes Park, and responding to the natural features of the site including the former creekline that has been undergrounded through the Precinct.

The transformation of New Street into a proposed pedestrianised street supports both the linear blue-green spine and a new east-west pedestrian connection. Future development will further transform this space as services access shifts to adjacent streets.

Pocket parks and plazas provide accessible public spaces to residents workers and visitors, and are connected by a series of laneways and pedestrian through-links as important features of the public domain.

Refer *Burwood North Precinct Masterplan: Landscape and Public Domain Strategy Report* by Oculus for further detail.





Figure 75: View south within Milton Street park Source: Scharp

Primary Setbacks

Primary setbacks are the setbacks at ground level, and adjoining podium levels above.

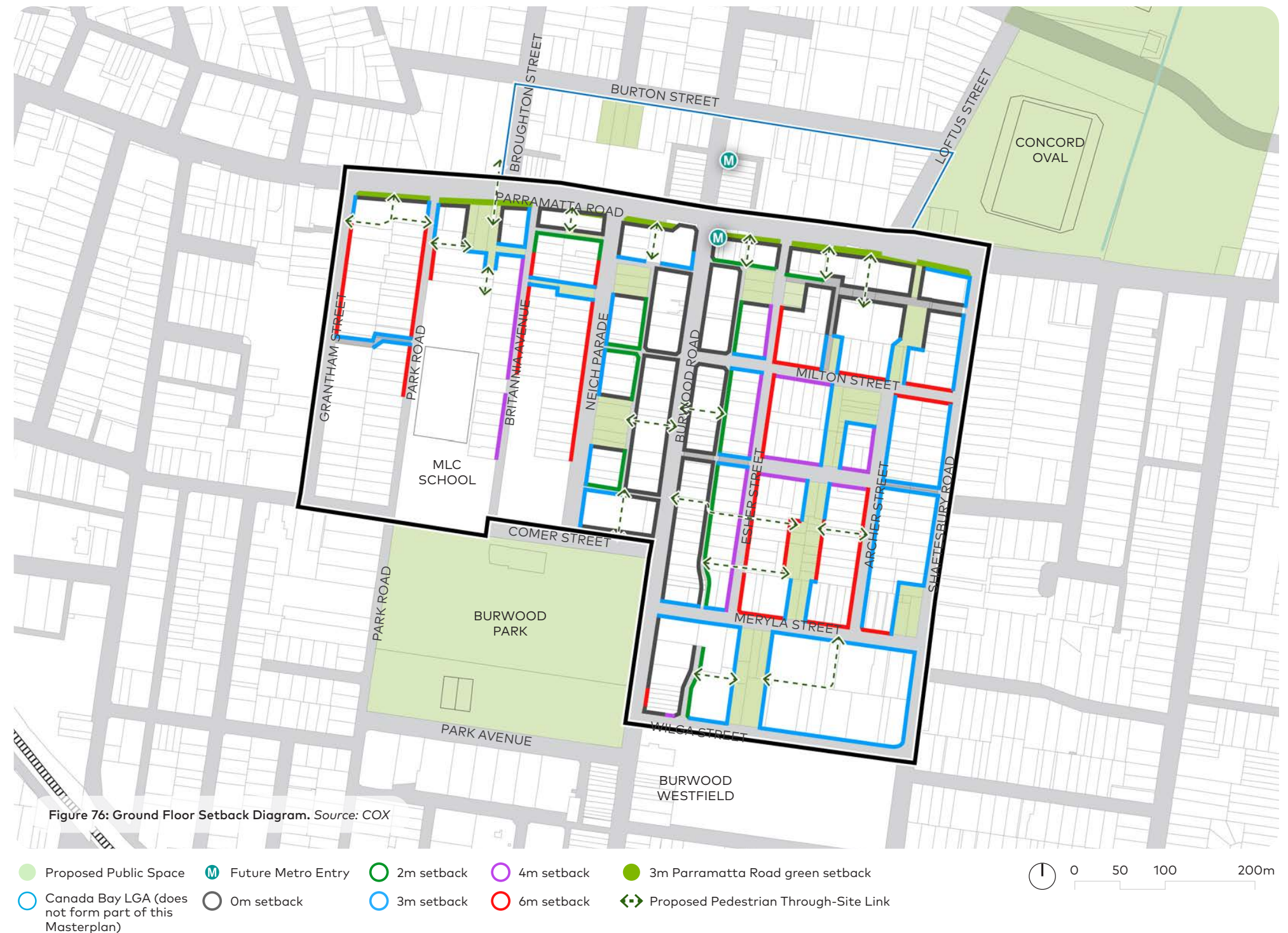
A 0m setback requirement for the ground floor on Burwood Road will retain the street wall pattern with a podium fronting the street of 2-4 storeys. Taller building forms will be set back above the podium. The perpendicular laneways will also have a 0m setback for the ground floor and podium to define the edges and activate these laneways and through site links.

Within laneways, developments will build to the boundary along the rear edge of the blocks fronting Burwood Road to maximise feasibility of these narrow blocks. A setback of 2 metres to the ground floor on the opposite sides of the laneway will enable the opportunity for vehicle turning movements into driveways, and enable adequate building separation to comply with SEPP 65 Apartment Design Guide (ADG) requirements.

On Parramatta Road, a 6 metre green setback to the ground floor reinforces the principles of PRCUTS, and will soften the pedestrian environment along this corridor and establish a boulevard character.

Greater ground floor building setbacks are proposed throughout the residential streets to provide adequate space for deep soil landscaping within development lots and allow for Water Sensitive Urban Design (WSUD) treatments along the streetscapes.

Detailed design controls for setbacks will be captured in the proposed DCP amendments, post-exhibition of the draft masterplan.



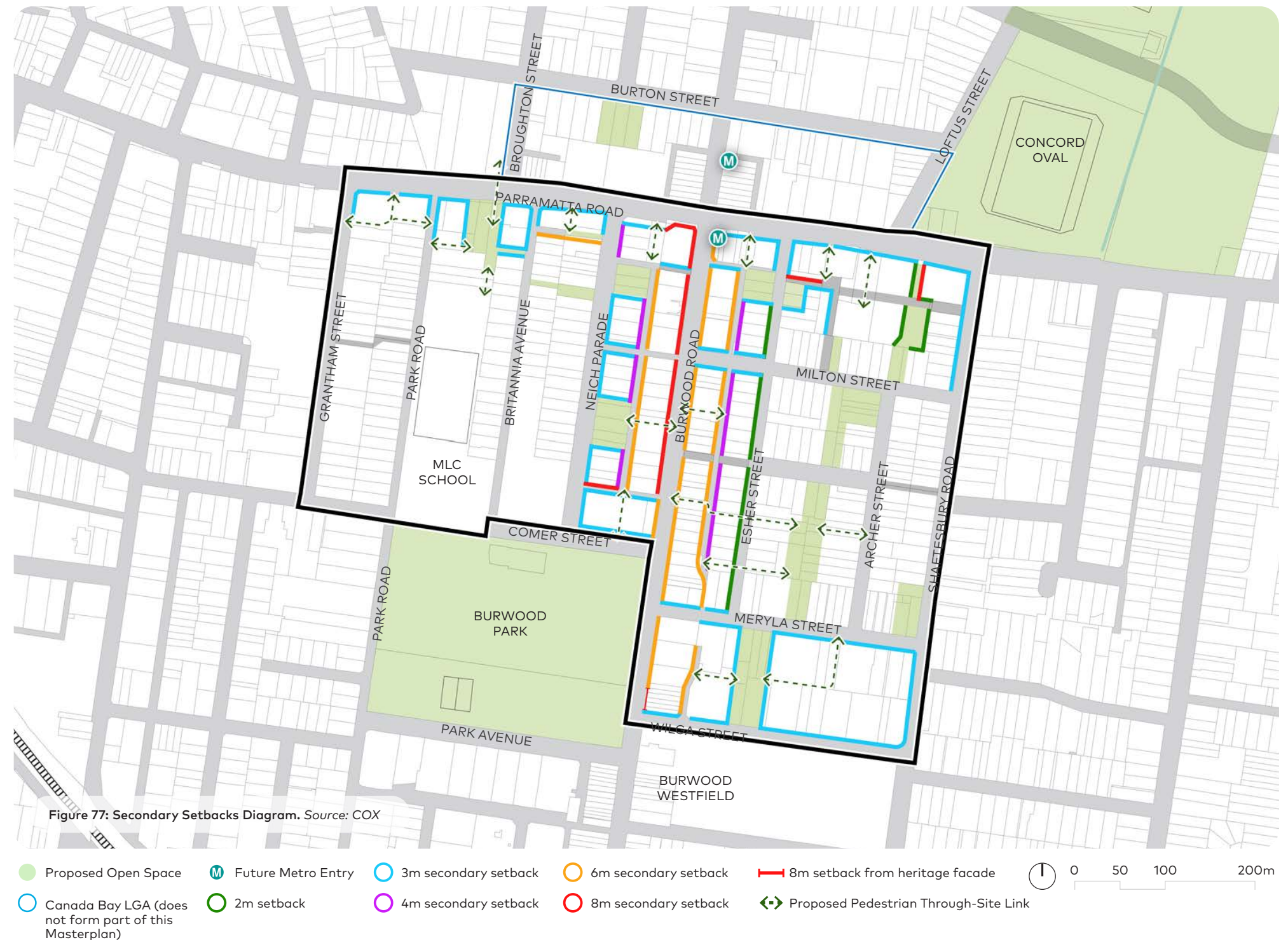
Secondary Setbacks

Secondary setbacks are those for the storeys above the ground level or podium. They are measured from the face of the ground level or podium so are in addition to any primary setback.

The intention of secondary setbacks is to protect the human scale of key pedestrian routes such as Burwood Road, and to achieve appropriate building separation to comply with ADG requirements.

The proposed secondary setbacks of 6m and 8m on the eastern and western sides of Burwood Road respectively, are intended to ensure ADG compliant separation for built form in the adjoining blocks fronting Neich Parade and Esher Street. The blocks on the western side of Burwood Road are deeper than the blocks on the eastern side, so are able to accommodate a deeper secondary setback while achieving a similar tower floor-plate size.

The secondary setback of 3m proposed along Parramatta Road enables building articulation and a pedestrian scale to the streetscape, while enabling feasible tower forms to be developed above.



Active Edges

Active street frontages help to enliven the public domain and street environments, contributing to a vibrant and safe Precinct with food and beverage outlets, retail shopfronts and small scale commercial frontages with direct visibility onto the street.

Active edges will be concentrated on or near the Burwood Road corridor, drawing pedestrian activity north from the Burwood town centre and Westfield, into the Burwood North Precinct and around the metro station hub. Along Burwood Road, ground floor frontages must be activated.

Alongside a green setback, pedestrian amenity will be significantly improved on Parramatta Road as the interface is activated by ground-floor business and retail. Extending activity in perpendicular streets and laneways creates an environment that is less exposed and more appropriate for outdoor dining.

Pocket parks and plazas set back from Burwood Road provide opportunities for food and beverage outlets to adjoin open space, allowing for activity to spill into the open space and provide activation, expanding the usability of the open space.

There are opportunities for small scale food and beverage outlets within the ground floor of residential buildings to activate adjoining open spaces within the residential areas of the Precinct. These opportunities help to activate open spaces, provide passive surveillance and increase the amenity and convenience within the residential neighbourhoods.



Active Transport

The proposed active transport network will increase opportunities for east-west connections. New routes will utilise the proposed open space network, allowing cyclists to more safely connect to the wider active transport network.

The unidirectional cycle paths on Neich Parade are currently exposed to driveway entries and kerbside parking so are proposed to be replaced by a bidirectional cycle path on the eastern side of the street to minimise vehicle conflicts. Using proposed laneways and open spaces, this route then crosses Burwood Road and connects along the proposed New Street open space to an existing route leading to Luke Avenue and Parramatta Road.

A route is also proposed to connect Rowley Street and Comer Street, facilitating an additional east-west connection across the Precinct. The transformation of Park Road to a low-speed, one-way shared street provides further connectivity.

Pedestrian amenity is aided by a series of pedestrian only through-site links, connecting local streets to open spaces and major commercial strips. These connections align with existing lane-ways and break down large blocks to provide good pedestrian permeability. They are activated by adjoining open spaces and active ground floor frontages.

Refer *Burwood North Precinct Masterplan: Rapid Transport Appraisal*, by SCT Consulting for further detail

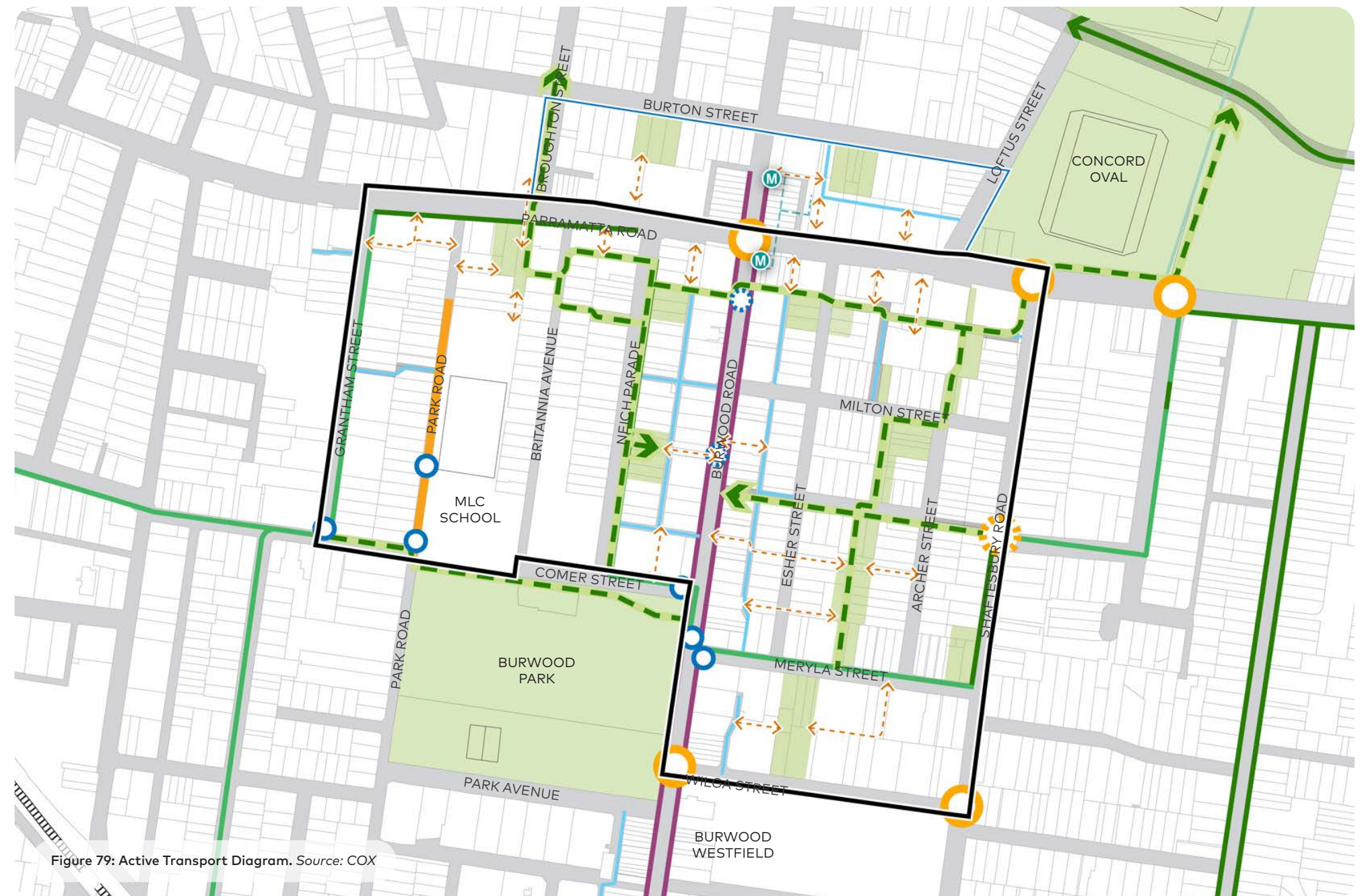


Figure 79: Active Transport Diagram. Source: COX

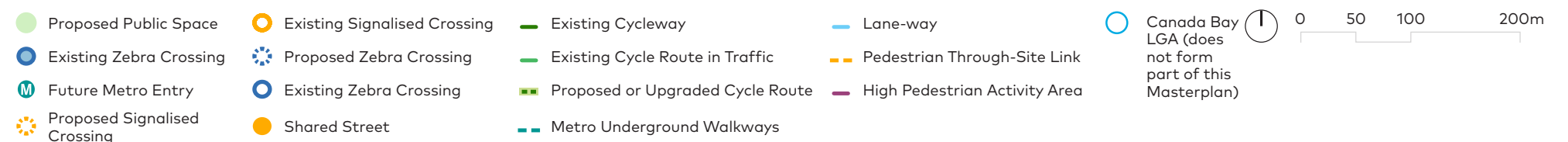




Figure 80: View south on Neich Parade Source: Scharp

Public Transport

The opening of Sydney Metro West in 2030 with a station in the Burwood North Precinct will provide a high frequency, high capacity rail link that connects to Parramatta and the Sydney CBD in 10 minutes each way, transforming public transport accessibility for the Precinct.

The existing train station at Burwood to the south of the Precinct will continue to support public transport trips for the Precinct, as will the existing bus networks that connect the Precinct along Burwood Road and Victoria Street.

Burwood Road is key to north-south connectivity across both Parramatta Road and the railway line. Traffic-calming interventions will reduce the movement of cars and improve the flow of bus traffic, better connecting residents to suburban centres.

Currently, no regular bus routes travel west along Parramatta Road from its intersection with Burwood Road. Potential exists for a bus corridor to supplement the metro and railway line with intermediate service. Additionally, PRCUTS identifies an opportunity for a large bus interchange on Parramatta Road, which will interface with the metro station.

Refer *Burwood North Precinct Masterplan: Rapid Transport Appraisal*, by SCT Consulting for further detail



Figure 81: Transport Diagram. Source: COX





Figure 82: View east on Esher Lane, Sydney Metro station entry off camera to the left Source: Scharp

Street Typology

Using the NSW Government's Movement and Place Framework, the roads and streets of the Burwood North Precinct can be categorised as Main Roads, Main Streets, Local Streets and Civic Spaces.

As a Main Street, Burwood Road balances its roles as a key transport corridor and pedestrian attractor. Parramatta Road is currently a Main Road and vehicle artery, however, future development could introduce more pedestrian-oriented uses and encourage a shift toward the 'main street' typology.

Much of the rest of the Burwood North Precinct can be categorised as Local Streets, which include the connectors of Wentworth and Shaftesbury Roads, and the neighbourhood streets of Esher and Archer Streets.

The Civic Spaces typology will be bolstered by the transformation of Park Road and New Street into shared spaces.

Refer *Burwood North Precinct Masterplan: Rapid Transport Appraisal*, by SCT Consulting for further detail.



Street Hierarchy and Movement

Parramatta Road is a major east-west arterial that will continue to draw traffic from the Burwood North Precinct. Parramatta Road is serviced by the connecting Wentworth and Shaftesbury Roads, which are limited to 50km/h.

The high-activity Burwood Road remains a key connector for bus traffic. Car movements will be reduced by implementing traffic calming measures in a staged approach. High pedestrian activity designates Burwood Road a High Pedestrian Activity Area with a speed limit of 30km/h.

Neighbourhood streets provide for internal movement and draw traffic to connector streets, with a speed limit of 30km/h. Milton Street is an important east-west link, providing greater connectivity to dwellings in the west of the Precinct.

Intersecting the MLC School is Park Road, a narrow street that currently carries two-way traffic. Transitioning to a one-way street, much of the road north of its intersection with Rowley Street will become a shared zone with a speed limit of 10km/h, with pavement and traffic calming landscape treatments clearly marking this transition. This change will improve safety and amenity for school children as well as the wider community.

Locating building access on adjacent streets frees New Street to be converted to a pedestrianised street, forming a key east-west pedestrian route.

Speed limits of 10km/h on all laneways and 30km/h on all local streets promotes pedestrian priority and permeability throughout the Precinct. The implementation of new speed limits, shared streets and road closures is subject to further assessment and TfNSW approval.

Refer *Burwood North Precinct Masterplan: Rapid Transport Appraisal*, by SCT Consulting for further detail.

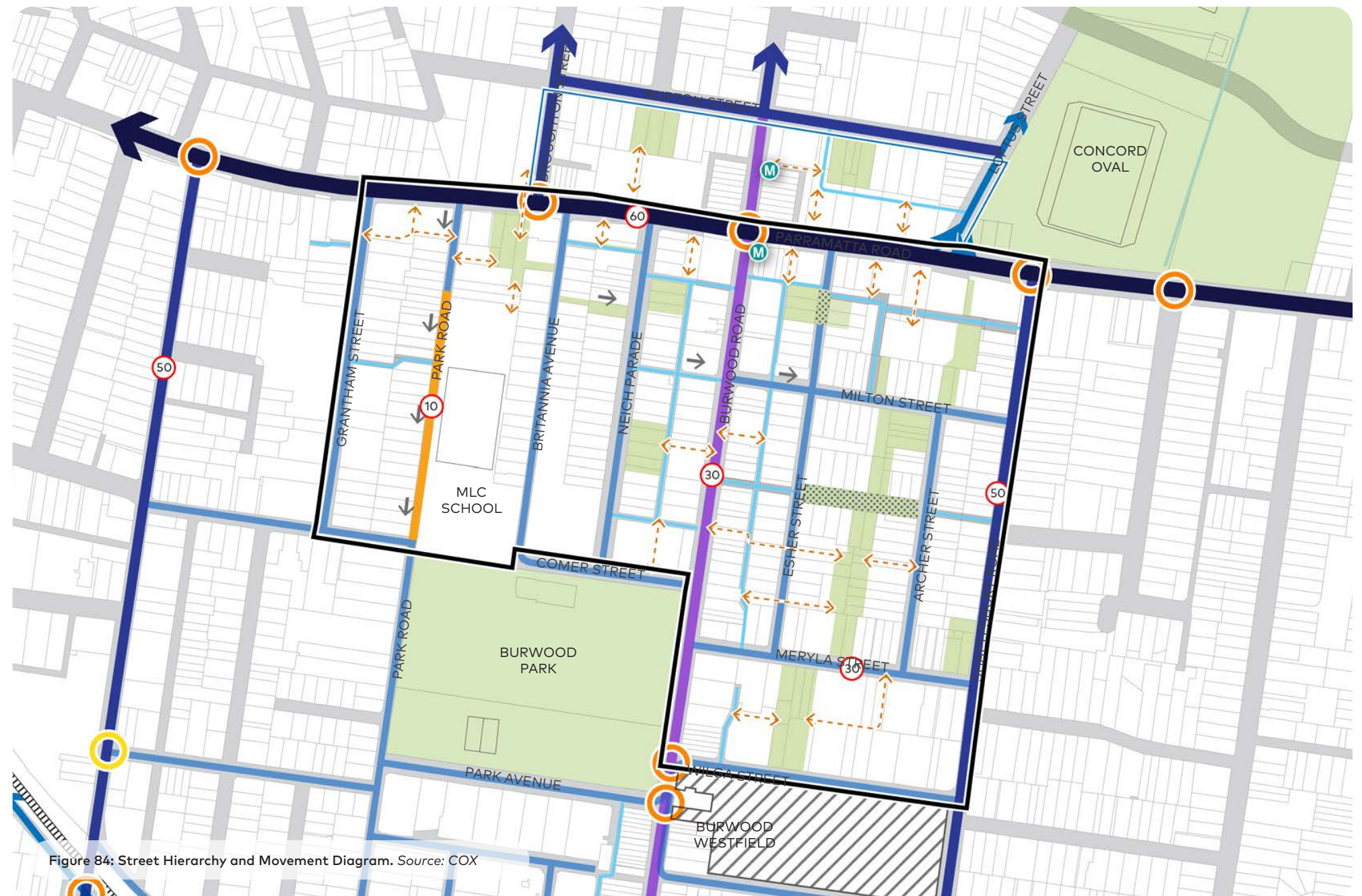
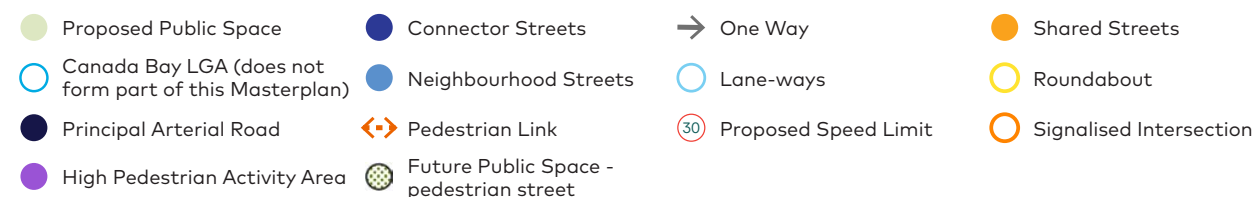


Figure 84: Street Hierarchy and Movement Diagram. Source: COX





Yield Estimate

Methodology

The Precinct’s potential development capacity has been quantified to understand its potential future land uses, total dwellings, population and jobs. Land use capacities have been calculated assuming only unconstrained sites are uplifted.

The methodology and outcomes are summarised in subsequent pages.

Constrained Sites

Sites identified with one (or more) of the following characteristics are assumed to be constrained and therefore may not present as redevelopment opportunities within the assumed timeframe of the masterplan:

- Strata titled lots containing >10 units - either commercial or residential
- Recent development
- Heritage items*
- Schools
- Open space (existing and proposed)

*Some heritage sites are included as opportunity sites because of their ability to be adaptively reused, or according to their assessed heritage value.

Sites where there are known development proposals within the Precinct but that do not have an approved DA are assumed to be unconstrained and are therefore an opportunity site for development uplift under the Masterplan. All other sites are assumed to be opportunity sites.

Proposed open spaces anticipated to be delivered as part of a private development are assumed to adopt that block’s FSR. Development sites that are also delivering open space can utilise the full FSR allocated to that site and redistribute that density to the developable parts of the site. These open space areas are therefore retained within the capacity assessment as having some development potential. In addition to this, the following information has also been identified for each parcel:

- Total site area of constrained sites to be excluded
- Heritage items
- Existing FSR
- PRCUTS proposed FSR

Proposed Controls

A proposed FSR has been identified for each block, responding to the overall vision for the Burwood North Precinct and the levels of accessibility and amenity within and adjoining the blocks now and in the future. The FSR controls recognise the importance of compatibility with existing character and consider the impact of future built form, constrained land uses, relationship to open space, and proximity to transport. It is assumed that the proposed FSR should not be less than the existing FSR under Burwood LEP, and in the majority of cases not less than the FSR identified under PRCUTS for that block.

For each block a proportional split for mixed-uses into non-residential uses and residential uses has been assumed.

Assumptions

The following assumptions have been used in the development of the masterplan.

GFA to dwelling and Job assumptions		
Average apartment size	90m ² GFA	
People per dwelling	2.5	
m ² per job	35	
Built Form		
Max. Floor-plate over 8 storeys	850m ² (floor-plate GBA)	
Min. Amalgamated lot size	1,500m ²	
Max. Building length	60m	
Max. Wall length without articulation	45m	
Min. Floor to floor heights	Residential	3.1m
	Residential ground floor	4m
	Commercial/retail	4m
	Commercial/retail ground floor	4.5m

Table 2: Burwood North Capacity Assessment



Employment Capacity	
Employment GFA Capacity	52,223m ² GFA
Potential Additional Jobs	1,492
Average GFA m ² per job	35

Residential Capacity	
Retained Dwellings	669
Residential GFA Capacity	695,620m ²
Potential Additional Dwellings	7,729
Potential Total Dwellings	8,398
Potential Total Population (@ 2.5ppd)	19,323

Public Space Capacity	
Potential Public Space	24,900m ²





Draft Implementation Strategy

The proposals contained within this Masterplan are recommendations for achieving the desired high quality renewal outcomes within the Burwood North Precinct. The Masterplan does not enact the proposed changes – this will be done via a Planning Proposal, which will be prepared following the public exhibition of the Masterplan.

The draft Implementation Strategy provides an indication of the proposed changes to the:

- Land use zones
- Floor Space Ratios
- Height of Buildings

It also identifies key sites within the precinct and proposed site amalgamation requirements.

It should be noted that these may be subject to changes, following the conclusion of the public exhibition of the Masterplan

Proposed Site Amalgamation

Efficient and successful delivery of the Masterplan will require amalgamation of fragmented lots throughout the Precinct.

Encouraging the amalgamation of properties to achieve a minimum lot size of 1500m² would enable the delivery of the densities proposed in the Masterplan. A potential pattern of amalgamation has been shown in Figure 83, which aims to create efficient development parcels with a minimum contiguous site area of 1500m², in an ordered way that avoids the creation of isolated sites that cannot be redeveloped to their full potential. A minimum lot size of 1500m² also enables developments to achieve ADG requirements and provide adequate amenity for future residents.

The amalgamation of properties into larger development sites (greater than 1500m²) is required to achieve the efficient delivery of developer led open space, which could be offset by an allowance for additional height or development yield.

Figure 83 indicates proposed open spaces that could be delivered by developers as part of a larger amalgamated development site.



Proposed Key Sites

Key Sites are being proposed within the Burwood North Precinct Masterplan to ensure that the delivery of community infrastructure, open space and through site links.

The Key Sites diagram at Figure 84 identifies the following Key Sites:

- Parramatta Road, between Park Road and Britannia Avenue
- Neich Parade between Nicoll Lane and Emmanuel Lane
- Esher Street between Milton Street and Esher Lane
- Parramatta Road between Esher Street and Shaftesbury Road
- Block bounded by Milton, Archer, Meryla and Esher Streets.
- Meryla Street between Archer Street and Shaftesbury Road



● Proposed Public Space
 ○ Key Site
 ○ Canada Bay LGA (does not form part of this Masterplan)

0 50 100 200m

Land Use Zones

Existing Land Use Zones

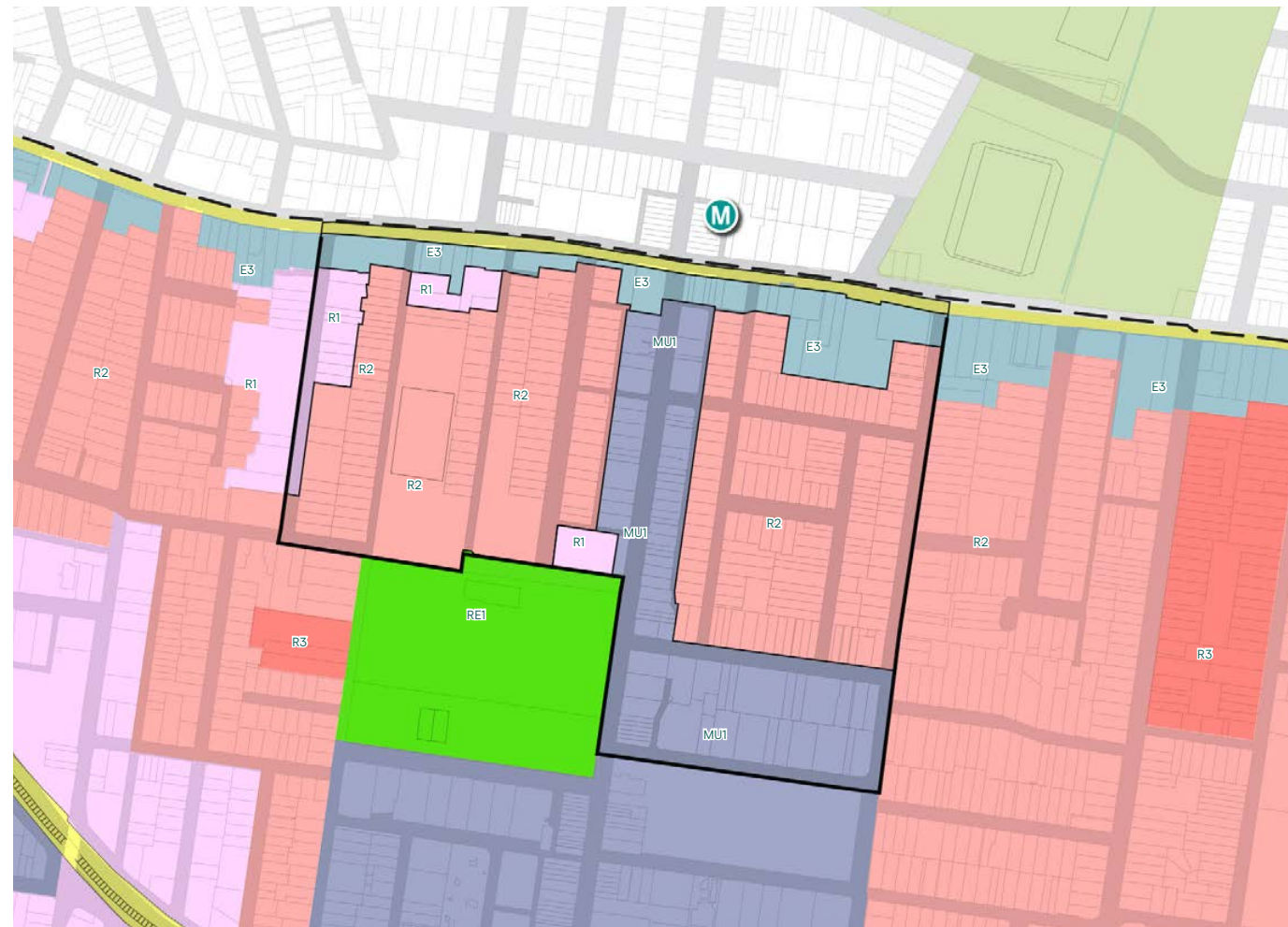


Figure 88: Existing Land Use Zoning Diagram Source: Burwood LEP

- | | | |
|----------------------------|-------------------------------|-----------------------|
| SP2 Infrastructure | R3 Medium Density Residential | RE1 Public Recreation |
| R1 General Residential | MU1 Mixed Use | |
| R2 Low Density Residential | E3 Productivity Support | |

Proposed Land Use Zones

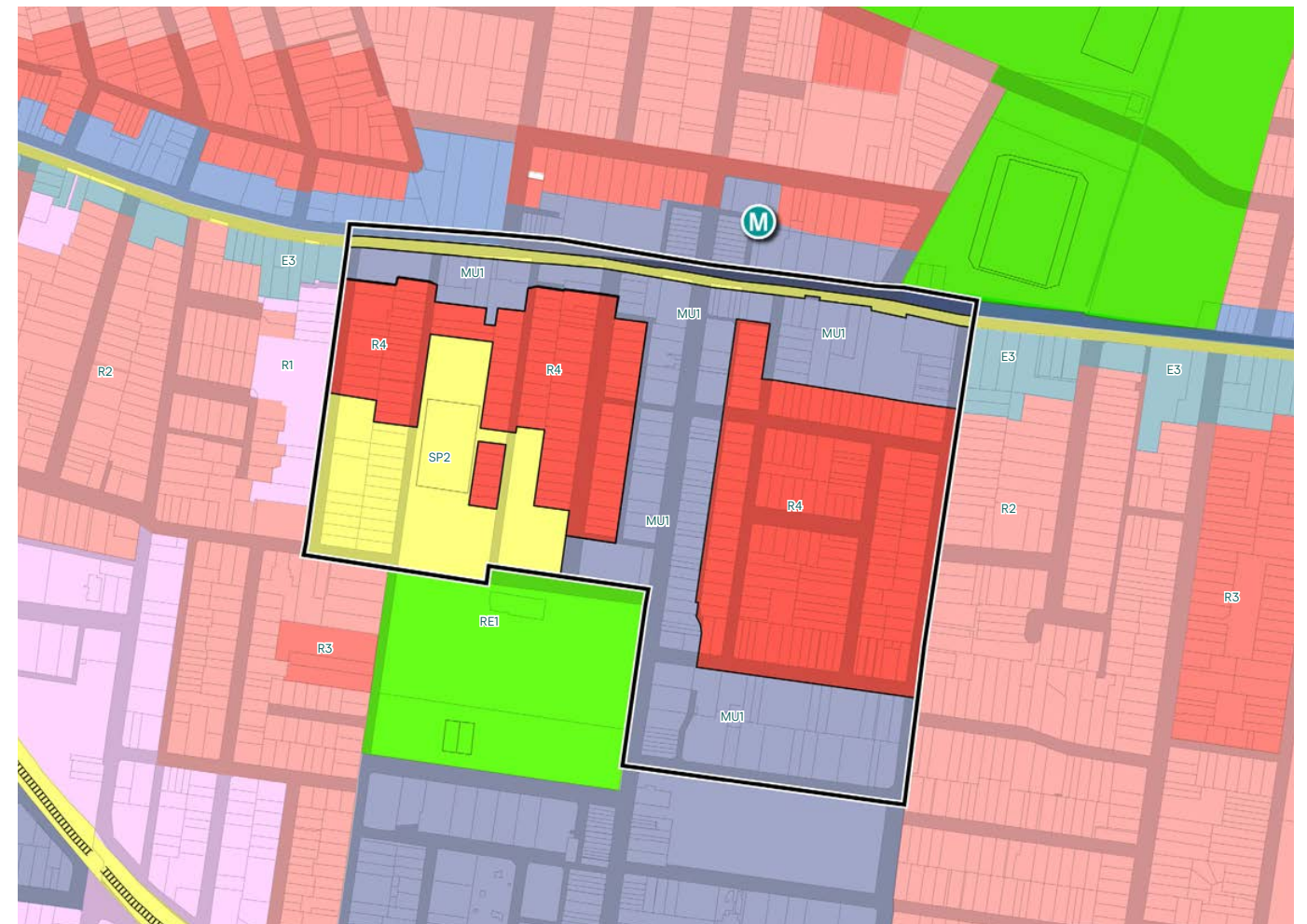


Figure 89: Proposed Land Use Zoning Diagram Source: COX

- | | | |
|----------------------------|-------------------------------|-----------------------|
| SP2 Infrastructure | R3 Medium Density Residential | E3 Productivity |
| R1 General Residential | R4 High Density Residential | RE1 Public Recreation |
| R2 Low Density Residential | MU1 Mixed Use | |

Burwood Road is proposed to be retained as MU1 Mixed Use zoning, consistent with PRCUTS and the Burwood Town Centre. The Parramatta Road frontage is proposed to be MU1 Mixed Use zoning, consistent with PRCUTS, but also extending south towards Milton Street to enhance activation of this area.

A large proportion of the Burwood North Precinct is proposed to be rezoned from R2 Low Density

Residential to R4 High Density Residential to reflect the vision for a more dense and active Burwood North Precinct, supported by enhanced transport accessibility.

Floor Space Ratios (FSR)

Existing Floor Space Ratios

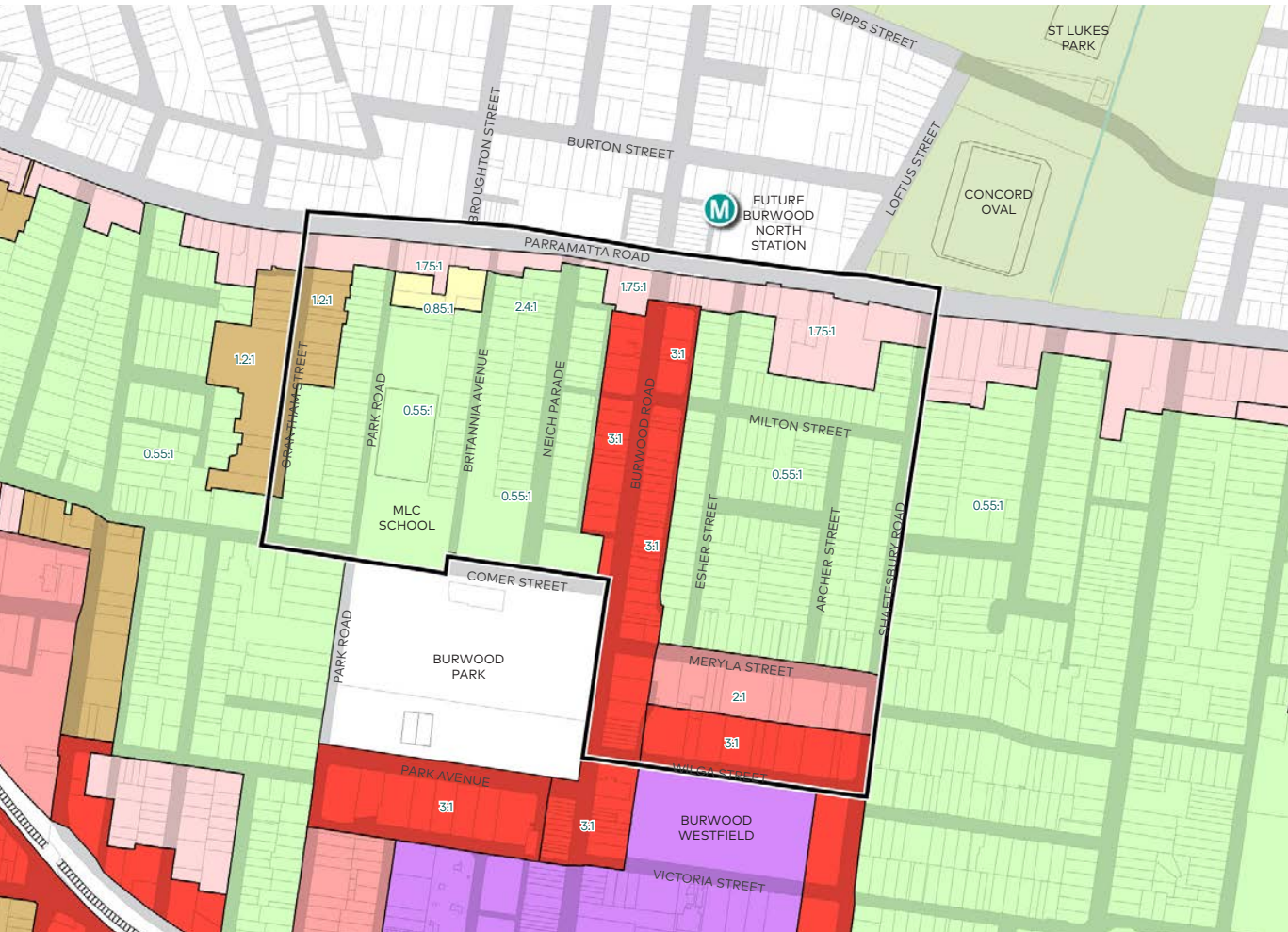


Figure 90: Existing Floor Space Ratio Diagram. Source: Burwood LEP

- | | | | |
|------------|-----------|------------|-----------|
| FSR 0.5:1 | FSR 1.1:1 | FSR 1.75:1 | FSR 4.5:1 |
| FSR 0.55:1 | FSR 1.2:1 | FSR 2:1 | |
| FSR 0.85:1 | FSR 1.6:1 | FSR 3:1 | |

Proposed Burwood North Precinct Masterplan Floor Space Ratios (FSR)

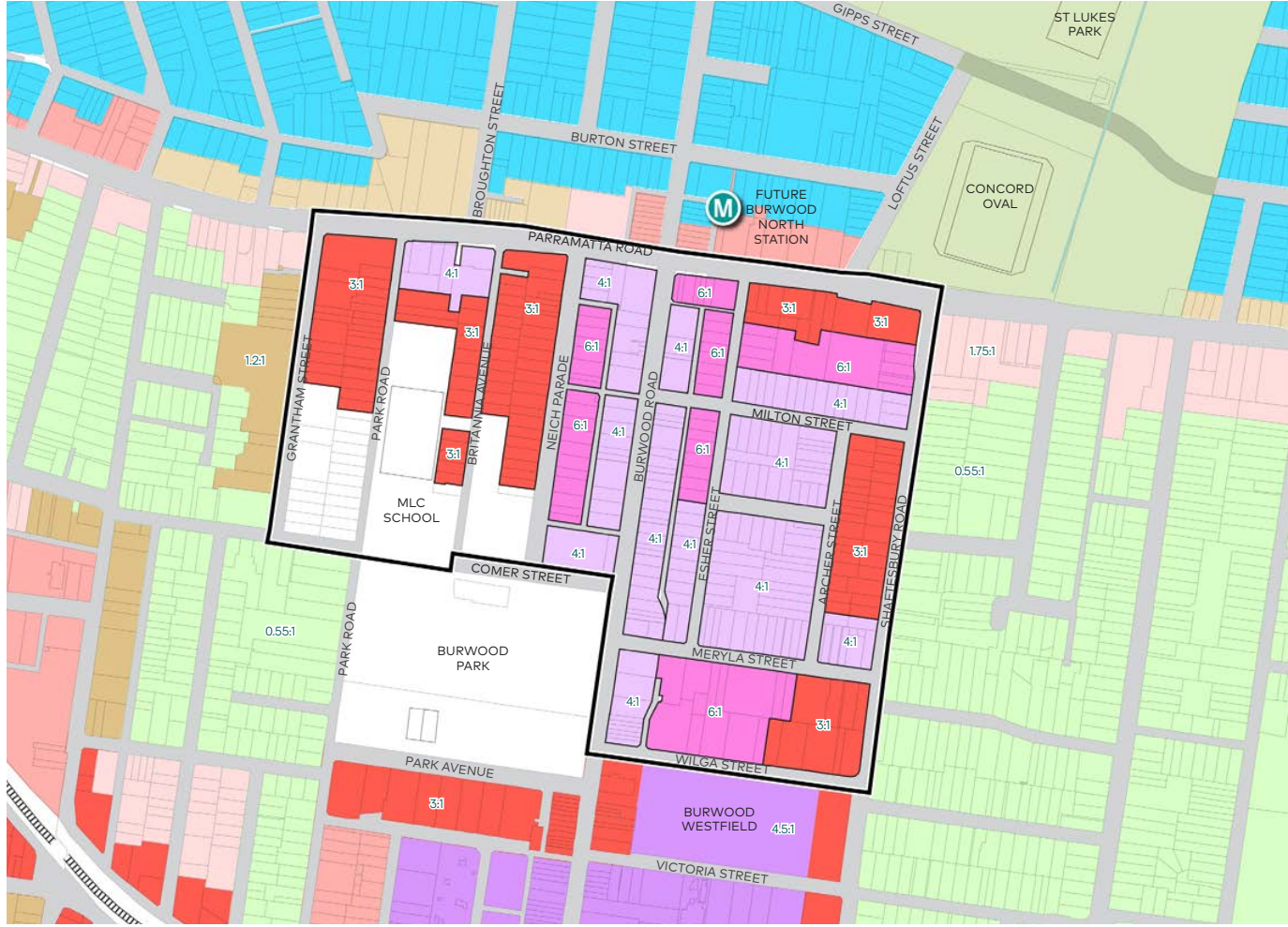


Figure 91: Proposed Floor Space Ratio Diagram. Source: COX

- | | | | |
|------------|------------|-----------|-----------|
| FSR 0.5:1 | FSR 1.1:1 | FSR 2:1 | FSR 4:1 |
| FSR 0.55:1 | FSR 1.2:1 | FSR 2.5:1 | FSR 4.5:1 |
| FSR 0.9:1 | FSR 1.75:1 | FSR 3:1 | FSR 6:1 |

Height of Buildings (HOB)

Existing Height of Buildings

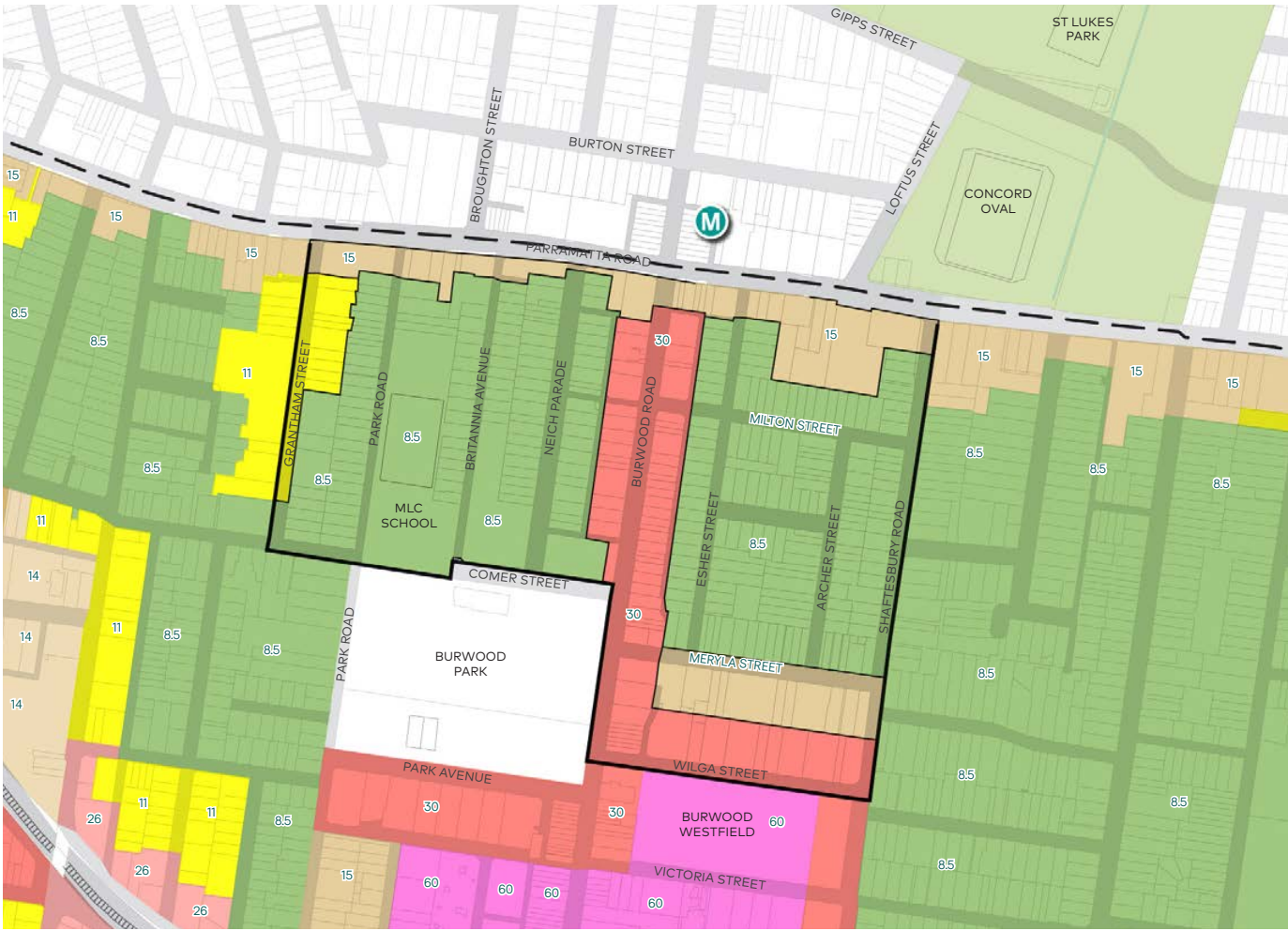


Figure 92: Existing Height of Building Diagram Source: COX

Height of Building
(Metres)

Proposed Height of Buildings

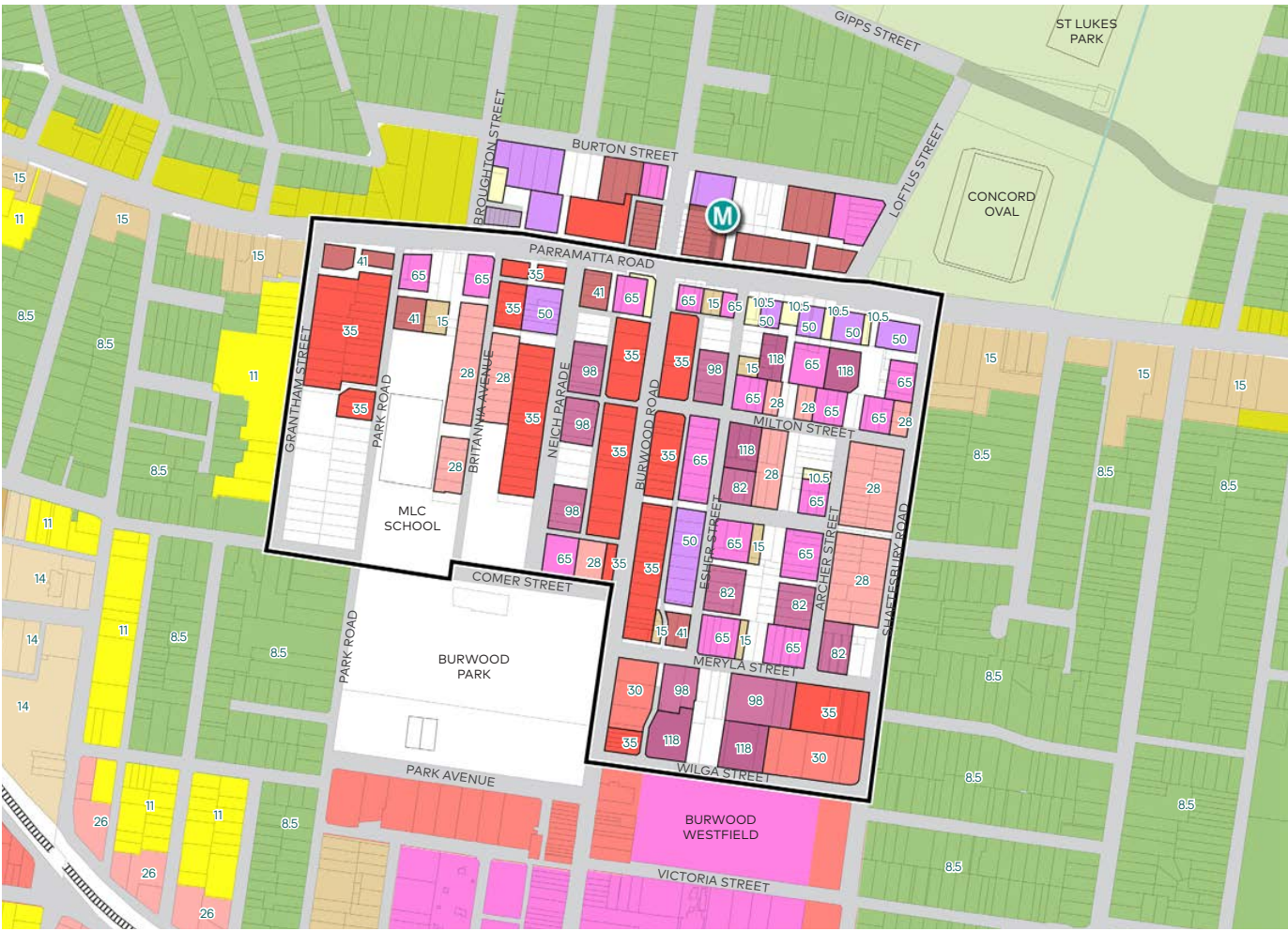


Figure 93: Proposed Height of Building Diagram. Source: COX

Height of Building
(Metres)



Appendix

Appendix 1

Constraints and Opportunities

Connectivity

Burwood North Precinct is currently well serviced with rail connections at Burwood Station to Sydney CBD and Parramatta CBD. Bus services are based around the Parramatta Road strategic bus corridor. Seven bus routes service Parramatta Road within 400 metres of the Precinct and an additional 12 bus routes are located within 800 metres. Several bus services connect to Burwood Station, located south of the Burwood North Precinct boundary, which provides an attractive public transport option for commuters travelling east towards Sydney CBD or west towards Parramatta.

In 2021, the NSW Government approved a concept plan and major civil construction works for Sydney Metro West, a new rail link operating between Westmead and the Sydney CBD increasing connectivity both east and west. Anticipated to open in 2030, Sydney Metro West will deliver a station at Burwood North, helping to further strengthen connections between the Precinct and existing and emerging industry and employment hubs and communities both in the east and west of the city, increasing both the employment and residential capacity of the area. The Metro presents an opportunity that will support the growth of the strategic centre at Burwood.

The research paper by the Committee for Sydney 'Rethinking Station Precincts' (May 2022) indicates that the Burwood Town Centres has one of the highest effective job densities (the number of jobs that can be accessed by public transport from a particular area) in Greater Sydney. With the Burwood North metro station, this accessibility will be further enhanced, making the area an important location for land use intensification and urban renewal.



Figure 94: Transport Context Diagram. Source: COX



Constraints and Opportunities

Environmental

Constraints

- Original creek-line (St Luke's Canal) has been covered over and piped resulting in fragmented overland flow and localised flash flooding
- Canopy cover currently sits at an overall average of only approximately 10%
- Burwood North experiences heat island effect with heightened effects around large lot commercial developments and major roads
- Different street and verge widths limit potential for street tree planting throughout the Precinct
- Historic Burwood Park to be preserved as a scenic and cultural landscape

Opportunities

- "Daylight" overland flow paths to create new blue-green connections and ecological corridors that assist with storm water management and flood mitigation
- Provide a range of scales and types of open spaces which support biodiversity, mitigate climate change and maximise recreational opportunities
- Create new green links to connect the existing and proposed network of parks and open spaces
- Increase tree plantings in parks and streets to extend tree canopy aligning with NSW target of 40% canopy cover by 2036 - to be done alongside power line under grounding to support healthy tree growth
- Prioritise retention of existing mature trees on both public and private land

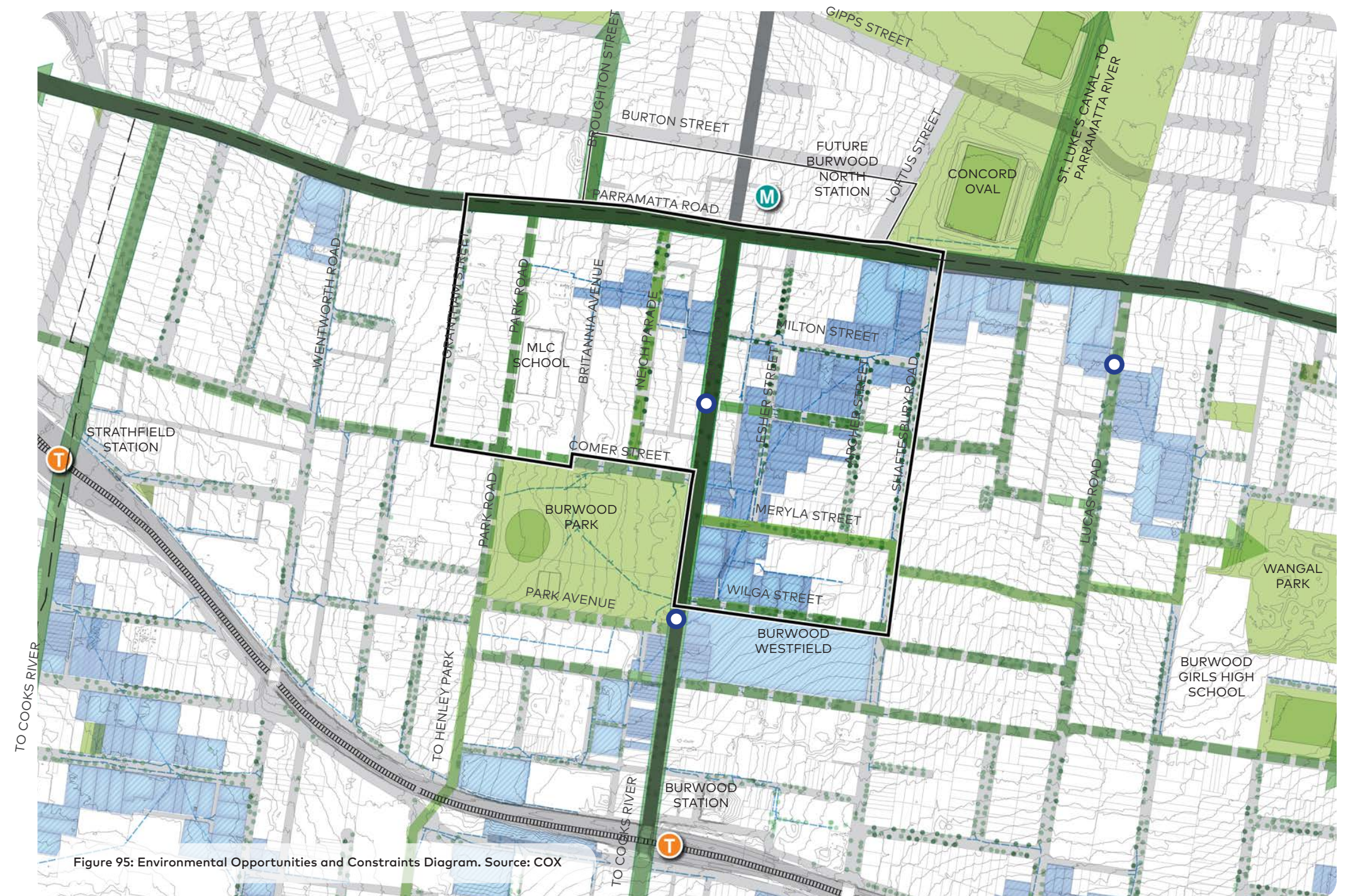


Figure 95: Environmental Opportunities and Constraints Diagram. Source: COX



Constraints and Opportunities

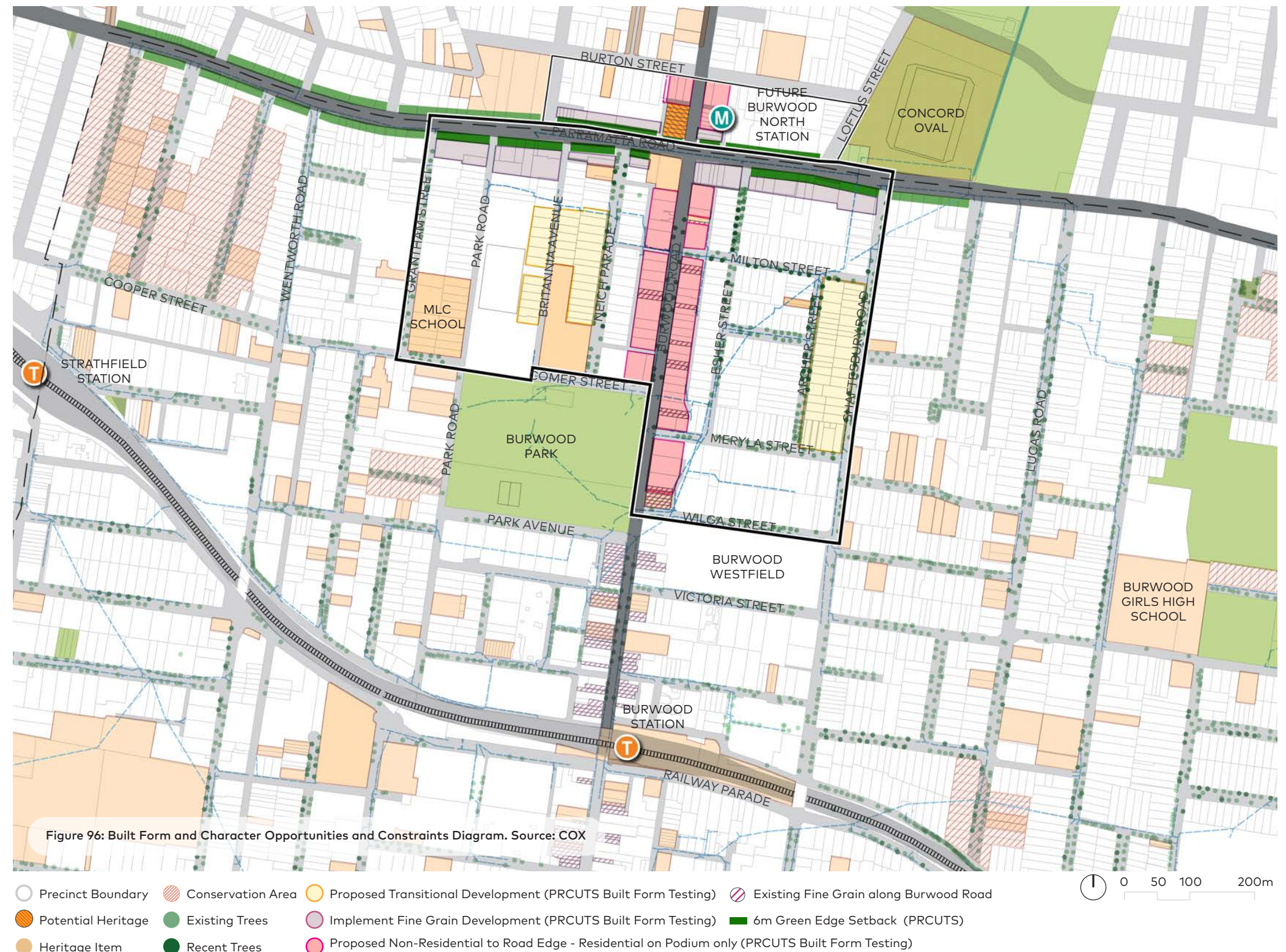
Built Form and Character

Constraints

- Fragmented land ownership creates a juxtaposition of high and low density, old and new and in some instances outcomes that are unsympathetic to local character and heritage
- Heritage item and interface with existing development
- Achieving fine grain, narrow lot human scale character whilst also enabling lot amalgamation/ consolidation

Opportunities

- Deliver the PRCUTS vision for Parramatta Road with a 6m landscaped setback.
- Define distinctive character areas within the Precinct which respond to local context and are reinforced through built controls, bulk, form, materiality, setbacks etc.
- Create different character zones along the length of Burwood Road to respond to local context.
- Develop appropriate planning controls to encourage high quality planning and urban design outcomes.
- Provide appropriate height transitions and curtilage to heritage items with the potential to integrate with new public open spaces and green links to reveal and celebrate the cultural and historic context.
- Adaptively re-use heritage items and integrate sympathetically into new development proposals.
- Locate greatest height around station Precincts with tall landmark buildings at key intersection acting as urban markers.
- Use built form to define street edges and differentiate street hierarchy defined by different degrees of streetscape activation.



Constraints and Opportunities

Redevelopment Considerations

Constraints

- Strata titled properties in the Precinct are unlikely be redeveloped in the medium term
- Existing juxtaposition of high and low density, old and new buildings with different, materials, bulk, scale and form diminishes local character rather than contributing to a unified future character
- Parking entries and service provision in new developments create blank façades along existing laneways resulting in a poor public interface
- Fragmented lot ownership and strata titled sites limit potential to create integrated development and consolidated parking solutions

Opportunities

- Maximise active façades along Burwood Road within new development
- Maximise friendly façades including lobbies and residential entries throughout Precinct which bring life to the streetscape
- Limited number of recent developments within the Precinct presents a large number of sites for redevelopment
- Consolidate lots to maximise public domain amenity and public open space provision
- Schools can be redeveloped and grow in consideration to heritage constraints
- Revise setback controls to maximise feasibility and efficiency of sites allowing for an overall reduction in height, ensuring more sympathetic built form outcomes and maximised public domain provision and amenity.



Figure 97: Development Constraints Diagram. Source: COX

○ Precinct Boundary
 ◻ Proposed Development
 ● Strata Titled Properties (>10 units)
 ▨ Land and Housing Corporation
 ▨ Recently Approved Development
 ● Recently Completed Development
 ● Heritage Item
 ● Potential Heritage

Development Typologies

Low-Medium Density Residential

Key features:

- 2-8 storeys
- Built to boundary at ground level and up to four storeys
- Floors above four storeys often set back to reduce perception of bulk and scale
- Careful consideration of parking rates and access required
- May include ground floor retail or small commercial suites
- Transitions scale to adjoining low density residential



Figure 98: Annandale Place, DKO. Source: COX



Figure 99: Arkadia Alexandria, DKO. Source: ArchDaily



Figure 100: Putney Hill, COX. Source: COX

Higher Density Mixed Use & Residential

Key features:

- 10+ storeys
- 85-100% residential, 0-15% non-residential
- 85% residential has a mixed-use podium built to boundary with 2 levels of commercial or retail floorspace, with residential tower set back over the podium. The ground level uses activate the streetscape
- 95-100% residential has the opportunity for small scale retail or commercial tenancies at the ground floor level, with residential across the remainder of the building. This typology may or may not have a podium
- Potential for private open space on the podium and tower rooftops
- Larger sites include fine grain building articulation to break down the scale of the building

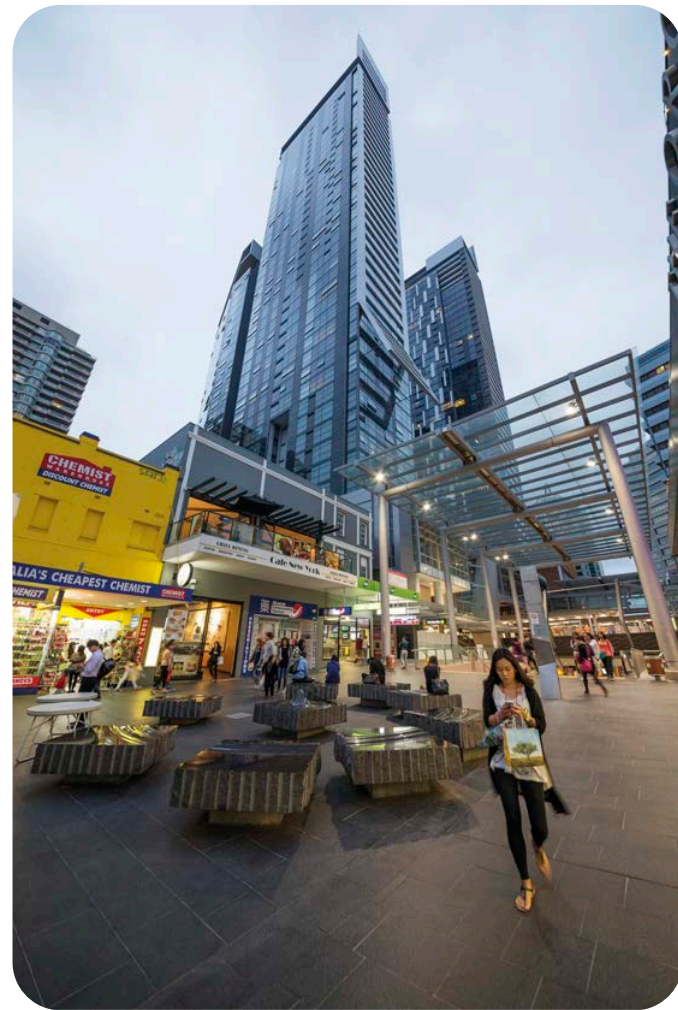


Figure 101: Mixed-use development with both retail and residential uses within the podium and residential tower over. Chatswood Transport Interchange, COX. Source: COX



Figure 102: Mixed-use development with residential tower. Kings Cross, Durbach Block Jagers. Source: COX



Figure 103: Residential medium-high density development opposite an open space. Victoria Park, Zetland. Source: COX

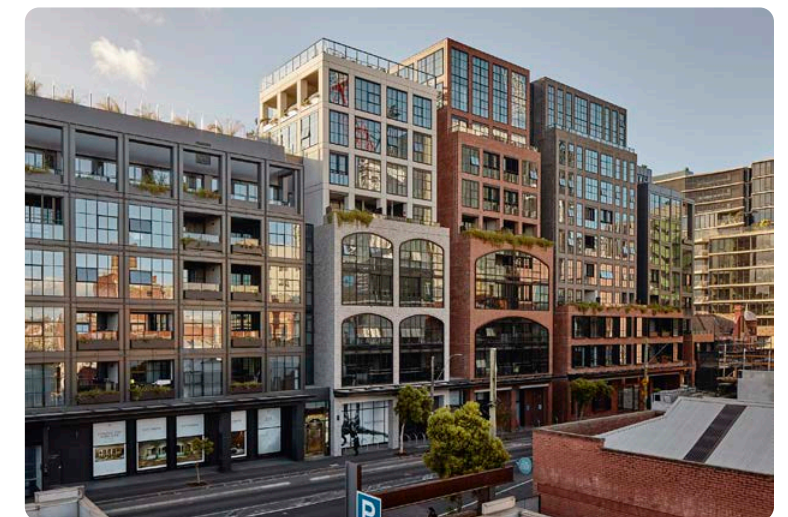


Figure 104: Mixed-use development. Victoria & Vine, Melbourne. Source: COX



Inc.1874

Burwood Council

2 Conder Street
Burwood, NSW 2134

In preparation with:



Cox Architecture

70 George Street
The Rocks (Tallawoladah) NSW 2000
Australia
T +61 2 9267 9599
F +61 2 9264 5844
sydney@cox.com.au

coxarchitecture.com.au

coxarchitecture.com.au

(ITEM 97/23) UPDATE ON THE EXHIBITION OF DRAFT BURWOOD NORTH MASTERPLAN

File No: 23/46435

REPORT BY EXECUTIVE STRATEGIC PLANNER; MANAGER CITY PLANNING

Summary

This report provides Council with a progress update on the exhibition of the draft Burwood North Precinct Masterplan.

Operational Plan Objective

- A.63 Research plans and opportunities for the creation of public open spaces as part of the planning of the Burwood North Precinct.
- A.76 Undertake initiatives that support new economic growth in the Burwood North Precinct and Burwood Town Centre.
- A.98 Undertake comprehensive community engagement programs to seek community input on Council projects, operations, initiatives and major decisions.

Background

The draft Burwood North Precinct Masterplan seeks to build upon the vision presented via the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS), particularly connecting urban renewal with the opportunity afforded by the delivery of Sydney Metro West.

This level of connectivity and accessibility, not envisaged by PRCUTS, has the potential to attract significant investment in employment and the delivery of housing and provides opportunities to build on the established health/medical, educational and professional industry in the Precinct, further cementing Burwood's role in the Eastern City District as a Strategic Centre.

It also provides an opportunity to deliver significant community benefits, including open space and community infrastructure, quality urban design and building excellence, green and connected streets for people, all in a way that is environmentally and financially sustainable.

The draft Masterplan sets the strategic basis for a future amendment to planning controls, via a Council-led Planning Proposal, aimed at facilitating housing, jobs, design excellence, sustainability and transport.

Council, at its meeting on 26 October 2023, resolved the following:

1. *That Council endorse the draft Burwood North Masterplan, as included in Attachment 1 and the associated studies, as included in Attachments 2–13 to this report, for the purposes of public exhibition.*
2. *That the draft Burwood North Masterplan and associated studies be publicly exhibited for a minimum period of 6 weeks in accordance with the framework outlined in the Community Engagement Strategy, as included at Attachment 14 to this report.*
3. *That Council:*
 - a) *proactively consults with and extracts detailed information from the NSW State government in respect of the provision of infrastructure services to Burwood LGA from the present to the projected completion of the draft Burwood North Masterplan including, but not limited to the following:*
 - i. *hospitals*
 - ii. *police*

- iii. ambulance
 - iv. schools (primary and secondary)
 - v. the capacity of the Burwood metro and heavy rail
 - b) make this information available to councillors and
 - c) publicly exhibit this information in accordance with the community engagement strategy for incorporation in the draft Burwood North Masterplan.
4. That following the conclusion of the public exhibition of the draft Burwood North Precinct Masterplan and associated studies, a further report be prepared and submitted to Council to allow consideration of any submissions received and any resulting amendments to the Masterplan.
5. That the General Manager be delegated to undertake minor modifications to any numerical, typographical, interpretation and formatting errors, if required, prior to the commencement of the public exhibition of the draft masterplan.

Public Exhibition of the Draft Masterplan

The draft Masterplan was placed on public exhibition on 23 October 2023, and will conclude on 15 December 2023 for a total period of 8 weeks to allow the community suitable time to provide feedback.

The following table lists the completed and proposed community engagement activities for the exhibition of the draft Masterplan.

Community Engagement Activities	Date and Time
Burwood Park Community Centre Pop Up Session	<ul style="list-style-type: none"> • 24 October, 3pm-7pm • 7 November, 2pm-6pm • 8 November, 1pm-6pm • 14 November, 1pm-6pm • 28 November, 2pm-6pm • 12 December, 2pm-6pm • 14 December, 2pm-6pm
Burwood Community Hub Amphitheatre Drop In Session	<ul style="list-style-type: none"> • 25 October, 10am-2pm • 26 October, 3pm-7pm • 1 November, 1pm-4pm • 2 November, 4pm-7pm • 9 November, 10am-2pm • 23 November, 10am-2pm • 30 November, 10am-2pm • 7 December, 10am-2pm
Business Chamber – Burwood Community Hub Small Business Month Event	<ul style="list-style-type: none"> • 27 October, 4pm-6pm
Croydon Village, The Strand, Croydon Pop Up Stall	<ul style="list-style-type: none"> • 31 October 8am-11am • 31 October 2pm-5pm
Burwood Chinatown Night Markets Pop Up Stall	<ul style="list-style-type: none"> • 3 November, 6pm-8pm

Mobile Playvan - Wangal Park Pop Up Stall	<ul style="list-style-type: none"> 7 November, 10am-12pm
Mobile Playvan - Burwood Park Pop Up Stall	<ul style="list-style-type: none"> 16 November, 10am-12pm
Enfield Aquatic Centre 90th Anniversary Event Pop Up Stall	<ul style="list-style-type: none"> 18 November, 10am-1pm
Request to speak to a Planner Available on request or via appointment	<ul style="list-style-type: none"> 23 October to 15 December (during business hours)

The following table provides an overview of the engagement methods undertaken and the community response at the time of reporting.

Tool/Technique	Description	Response
Letters to community (LGA wide)	Colour flyer was letterbox dropped to residents, businesses and landowners in the Burwood LGA advising of vision and engagement activities.	Delivered to 16,100 households. Sent on 18 October prior to the start of exhibition period
Addressed letter to affected landowners	Cover letter to landowners in the study area, including the colour leaflet. Second and third letters to landowners in study area to provide update on additional engagement activities.	Affected landowners (717 letters) sent on 18 October Letters on 6 November and 22 November
Addressed letter to adjoining landowners	Cover letter and flyer sent to landowners adjoining the study area, including land adjoining the Burwood North Metro Station within Canada Bay LGA.	446 adjoining landowners 242 landowners in Canada Bay LGA Sent the week of 18 October
Post cards in English, Chinese, Nepali and Korean	Postcards distributed to service centre, library and at drop in sessions and pop-up stalls as part of engagement program. Postcard provides a snapshot on seeking feedback with QR code to Participate Burwood website.	400 postcards
Factsheets	Series of factsheets for distribution at engagement sessions and online on the Participate Burwood page. Factsheets include: <ul style="list-style-type: none"> Introduction to masterplan Top 6 priorities Implementation of masterplan Next steps 	70 copies distributed at engagement sessions 140 copies downloaded from Participate Burwood website

Tool/Technique	Description	Response
3D animation video	3D visualisation of the masterplan on the vision and proposed changes under master plan. Video animation produced and put on Participate Burwood Website and Burwood Council's Youtube channel.	538 views on YouTube at time of writing
Community Pop Up Sessions	To be held at community events, community facilities and high visitation areas. Pop-ups to include A1 size display boards with renders of future of Burwood North. Printed copies of collateral available for community including factsheets, notification letter and postcards.	14 sessions planned (refer to previous table for list of pop-up sessions) 90 participants to date
Burwood Hub Display and Speak to a Planner	Display setup in Burwood Hub with a strategic planner available to talk at specified time slots during the consultation period.	8 sessions planned (refer to previous table for list of drop-in sessions) 15 participants to date
Participate Burwood	Website for the draft masterplan provides <ul style="list-style-type: none"> Digital 24/7 access to information and to provide feedback Timelines and information about consultation undertaken Masterplan and technical reports 3D visualisation of master plan Factsheets List of consultation activities Survey and submission form Link to register to be informed of updates on project. 	2,410 Visits 1,416 Visitors (23 October to 30 November) 203 downloads of the draft Masterplan report
Online Survey	10 questions on the top priorities for Burwood North	11 responses
Social media	Promotion of masterplan engagement activities on social media.	Social media posts planned during consultation period
Speak to a planner	One-on-one conversations with Council strategic planners via phone or in person meetings.	21 phone conversations 5 meetings by appointment

Stakeholder meetings	Briefing on the project with MPs, local schools, Council advisory committees, and internal staff	6 briefings planned during consultation period
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Examples of Engagement Materials

Letterbox Flyer



Postcards



Factsheets



Display boards in the Burwood Hub Amphitheatre



Exhibition Materials



Burwood Community Hub Drop-In Session



Burwood Park Community Centre Pop-Up Session



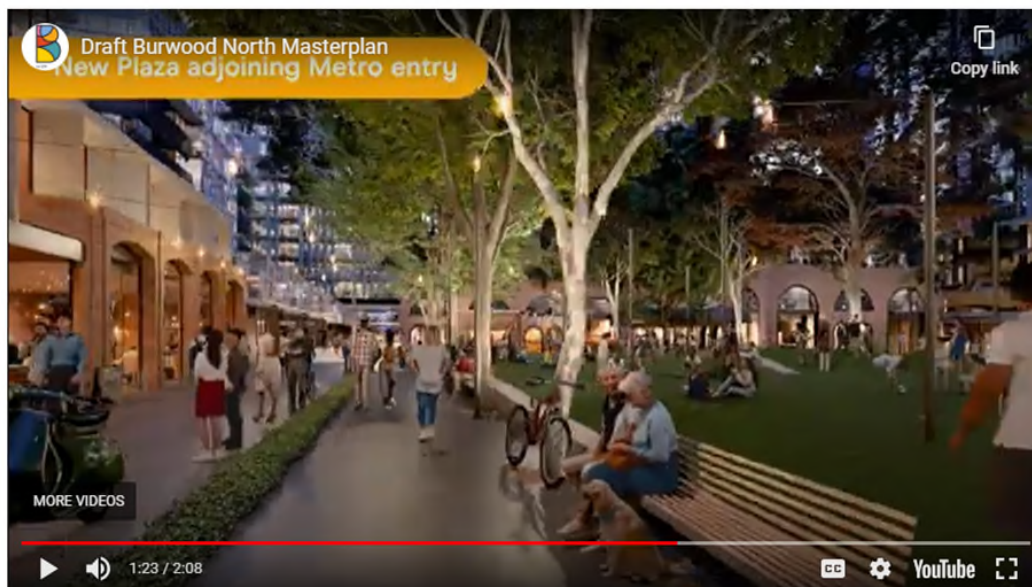
Burwood Chinatown Night Markets Pop Up Stall (3 November)



The Strand, Croydon - Pop Up Stall (31 October)



Screenshot of 3D Animation available on Burwood Council's YouTube channel and Participate Burwood



NSW Government Authorities and key stakeholders

The following key Government service, infrastructure providers and adjoining Councils have been consulted regarding the exhibition of the draft Burwood North Masterplan to better understand how the outcomes may impact on the provision of future infrastructure and services within the Burwood LGA and across the Inner West Region.

- NSW Department of Family and Community Services
- NSW Department of Education
- NSW Department of Planning and Environment
- NSW Police Force
- Transport for NSW
- Sydney Metro
- Greater Cities Commission
- Sydney Area Health District
- Resilient Sydney
- Sydney Water
- Ausgrid
- Jemena Gas
- State Emergency Service
- MLC School
- Sydney Catholic Schools
- City of Canada Bay Council
- Strathfield Council
- Inner West Council

Comments recorded during community engagement to date

The top three comments from the community (to date) are summarised below:

1. **Site specific enquiries and submissions** – the majority of enquiries and submissions to date have been from landowners within the study area generally seeking an uplift in density than what has been proposed in the master plan.
2. **Design Excellence** – a number of comments from the community expressed concerned about the design quality of future development within Burwood North.
3. **Concerns for increased traffic congestion** – a number of submissions have raised concern with the proposed substantial increase in people visiting, working and residing in the Burwood North Precinct.

Following the conclusion of the submission period, Council staff will review all submissions received, including site specific submissions and identify if any adjustments or technical reviews to the draft masterplan are required in the context of the vision, top priorities, identified constraints, desired future character of each precinct within the study area.

Extension of submission period

Council has received several requests for an extension to the deadline of the submission period from 15 December 2023. It was deemed appropriate by Council officers to extend the submission deadline beyond the holiday period to 5 January 2024. The new deadline will be conveyed in future social media posts on Burwood North and on the Participate Burwood project page.

Planning or Policy Implications

This report provides an update the public exhibition of the draft Masterplan. A detailed report will be presented to Council in Q1 of 2024 following the conclusion of the exhibition and a review of submissions.

Proposed amendments to State Policies

The NSW Government has recently announced two amendments to State policies relating to delivery of housing which may have future implications for the Burwood North Precinct.

Firstly, proposed amendments to the existing in-fill affordable housing provisions under the State Environmental Planning Policy (Housing) 2021, also known as the Housing SEPP, are aimed at encouraging private developers to boost affordable housing and deliver more market housing.

The changes introduce a new floor space bonus of 30 per cent and a height bonus of 30 per cent for residential developments with at least 15 per cent affordable housing. The affordable housing component is required to be managed by a Community Housing Provider for a minimum period of 15 years, after which time it would revert to market housing.

It is anticipated that residential development valued at more than \$75 million would be eligible for a new state significant development (SSD) pathway, providing it includes at least 15 per cent of the total gross floor area as affordable housing.

The proposed bonus floor space and height provisions, would apply in addition to any existing FSR bonus, which in the case of Burwood North would be in addition to any proposed affordable housing requirement under the Masterplan and Local Environmental Plan.

Council will need to test the feasibility and impacts of these bonus provisions within the masterplan study area.

Secondly, the NSW Government have announced new planning rules to fast track low and mid-rise housing. The proposed changes include allowing:

- dual occupancies in all R2 low density residential zones across all of NSW.
- terraces, townhouses and two storey apartment blocks near transport hubs and town centres in R2 low density residential zones across the Greater Sydney region, Hunter, Central Coast and Illawarra (the Six Cities region).
- mid-rise apartment blocks near transport hubs and town centres in R3 medium density zones and appropriate employment zones.

The Government will introduce a State Environmental Planning Policy (SEPP) to enact these changes. The draft plans will go on public exhibition for public feedback shortly.

A large portion of the Burwood North masterplan study area is zoned R2 low density residential, however, the draft Masterplan identifies these areas to be rezoned to R4 high density residential zone. There is a slight risk that if the SEPP changes are made prior to the implementation of the draft masterplan that landowners within the study area could build fast track low and mid-rise housing which would inhibit the potential for future high density residential development. However, given that all landowners in the study area are aware of the draft masterplan and future density and height controls, this is considered a low risk.

Following the conclusion of the submission period, Council staff will review the draft masterplan in the context of the recently announced proposed amendments to State Policies and identify if any adjustments are required.

Financial Implications

Budget has been allocated for this project in the 2023-2024 financial year.

Conclusion

The draft Burwood North Precinct Masterplan and associated studies are currently on public exhibition to seek the community's feedback, noting that the draft Masterplan does not enact any of the proposed changes.

Community consultation commenced on 23 October and concludes on 15 December 2023, with the submissions period extended until 5 January 2024. 22 face-to-face drop in engagement sessions were held at various locations across the LGA during the engagement period.

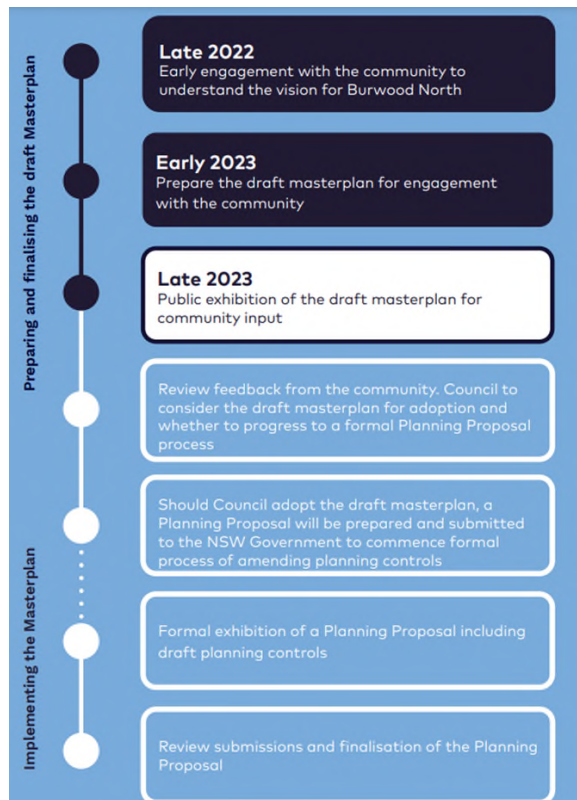
At the time of reporting, Council staff have engaged with over 100 people face-to-face, and had 21 phone conversations relating to the draft masterplan. The Burwood North Masterplan project page on the Participate Burwood website has received over 1,000 visitors, since the start of the exhibition on 23 October 2023.

Next Steps

Following the conclusion of the submission period, Council staff will review all submissions received, including site specific submissions and any available detail with regard to new SEPPs. These submissions and draft amending planning controls may also be reviewed by Council's urban design consultants to provide additional input.

A report will be submitted to Council to consider the draft masterplan for adoption and whether to progress to a formal Planning Proposal process to implement the draft Masterplan. This report will include the outcomes of the community engagement and provide recommendations for any amendments to the exhibited draft Masterplan. The diagram below provides an overview of the next steps.

Next Steps – Implementing the Masterplan

***Recommendation(s)***

That the progress report on the exhibition of the draft Burwood North Masterplan be noted.

Attachments

There are no attachments for this report.

May 2024

Engagement Outcomes Report

Post-Exhibition of Burwood North Precinct
Masterplan



Burwood
Inc.1874

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

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Appendices

Appendix A – Submissions from Agencies and Authorities

Appendix B – Survey Results

Appendix C – Fact sheets

Appendix D – Postcards

Appendix E - Video Screenshot of 3D Animation

Appendix F – Exhibition collateral and Artist Impression Images

Appendix G – Notification Flyer

Appendix H – Social Media Posts

Executive Summary

Burwood Council has prepared the draft Burwood North Precinct Masterplan to provide a clear vision to support the long-term future growth of the Burwood North Precinct to encourage urban renewal, improve the amenity and quality of the built environment and public domain to create a highly desirable and liveable neighbourhood in Burwood North.

The draft Masterplan was placed on public exhibition on 23 October 2023, and concluded on 15 December 2023 for a total period of 8 weeks. Submissions to the draft Masterplan were received up to 5 January 2024. The purpose of the public exhibition was to obtain feedback to enable Council to consider next steps including whether to endorse and implement the Masterplan.

This report summarises the community engagement activities and feedback received by Council in response to the exhibition of the draft Masterplan for Burwood North.

During the two-month exhibition period, a total of 55 submissions were received, including

- 30 individual written submissions from the general public (including owners, residents and representative consultants)
- 4 from consortium of residents and 3 community groups
- 10 developers and their representative consultants
- 7 from State government and peak body agencies and 1 Council

This report is structured as follows:

Section 1: Introduction and Background. This section provides an introduction and background to the exhibition of the draft masterplan.

Section 2: Master Plan engagement activities Council undertook a range of engagement activities to receive feedback on the draft masterplan.

Section 3: Summary of responses This section provides a summary of key themes raised during the engagement in relation to the masterplan.

Section 4: Agency and institutional submissions

This section summarises and responds to written submissions provided to the draft masterplan from government agencies and institutions.

Section 5: Community submissions

This section summarises and responds to written submissions to the draft masterplan. It also summarises the community's responses to the survey questions.

1. Introduction and Background

The draft Burwood North Precinct Masterplan seeks to build upon the vision presented via the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS), particularly connecting urban renewal with the opportunity afforded by the delivery of Sydney Metro West.

This level of connectivity and accessibility, not envisaged by PRCUTS, has the potential to attract significant investment in employment and the delivery of housing and provides opportunities to build on the established health/medical, educational and professional industry in the Precinct, further cementing Burwood's role in the Eastern City District as a Strategic Centre.

It also provides an opportunity to deliver significant community benefits, including open space and community infrastructure, quality urban design and building excellence, green and connected streets for people, all in a way that is environmentally and financially sustainable.

The draft Masterplan sets the strategic basis for a future amendment to planning controls, via a Council-led Planning Proposal, aimed at facilitating housing, jobs, design excellence, sustainability and transport.

Extensive stakeholder engagement was undertaken as part of the Stage 1 phase of the development of the draft masterplan providing a critical piece of the analysis evidence base needed for the design of the draft masterplan, as well as being an important way to enable stakeholders and community to have a sense of ownership over the project and its outcomes. The Burwood North Masterplan Engagement Outcomes Report (September 2023) prepared by Cox Architecture is included at Appendix A of this report.

Purpose

This report summarises the community engagement activities and feedback received by Council in response to the exhibition of the draft Masterplan for Burwood North.

The formal exhibition of the draft Masterplan occurred from 23 October to 15 December 2023 for a total period of 8 weeks. Submissions were formally received up until early January 2024. All of the submissions received have been considered in this report.

The purpose of the public exhibition was to obtain feedback to enable Council to consider next steps including whether to endorse and implement the Masterplan.

Early Engagement overview

The period of seeking community feedback on the draft Masterplan formed Stage 2 of the engagement on the masterplan. The two stages are outlined below.

Stage 1- Early Community Engagement

Council with Cox Architecture undertook a range of early engagement activities to inform the development of the draft Masterplan.

Council engaged with over 500 individuals including landowners and residents, First Nations groups, local businesses, community members, government and institutional stakeholders. Activities included visioning charrette, community drop in session, survey and masterplan scenario workshop.

A summary of the Stage 1 community engagement is provided in the masterplan. The engagement outcomes report prepared by Cox Architecture for Stage 1 Community Engagement was exhibited with the draft masterplan.

Stage 2 – Draft Master Plan feedback

Feedback on the draft Masterplan was sought to seek the community's feedback prior to the finalisation of the Masterplan and commencement of the drafting of a Planning Proposal to amend the planning controls for the Burwood North Precinct.

This process has informed the revised Masterplan to be considered by Council.

Planning Proposal

If Council endorses the amended Masterplan and resolves to prepare a Planning Proposal, then the formal public exhibition of the draft planning controls will be required to be undertaken as part of the Planning Proposal process.

2. Masterplan engagement activities

The formal exhibition of the draft Masterplan occurred from 23 October to 15 December 2023 for a total period of 8 weeks. Submissions were formally received up until early January 2024.

In the week prior to the commencement of the exhibition, a colour flyer was delivered to all **16,100** households in Burwood LGA and 1,405 addressed letters were sent to property owners within and adjoining the study area, including the properties on the northern side of Parramatta Road in Canada Bay LGA.

Council received several requests for an extension to the deadline of the submission period from 15 December 2023. The submission deadline was extended to 5 January 2024.

The following table provides an overview of the engagement methods undertaken and the community response.

Tool/Technique	Description	Response
Letters to community (LGA wide)	Colour flyer was letterbox dropped to residents, businesses and landowners in the Burwood LGA advising of vision and engagement activities.	Delivered to 16,100 households. Sent on 18 October prior to the start of exhibition period
Addressed letter to affected landowners	Cover letter to landowners in the study area, including the colour leaflet. Second and third letters to landowners in study area to provide update on additional engagement activities.	Affected landowners (717 letters) sent on 18 October Letters on 6 November and 22 November
Addressed letter to adjoining landowners	Cover letter and flyer sent to landowners adjoining the study area, including land adjoining the Burwood North Metro Station within Canada Bay LGA.	446 adjoining landowners 242 landowners in Canada Bay LGA Sent the week of 18 October
Post cards in English, Chinese, Nepali and Korean	Postcards distributed to service centre, library and at drop in sessions and pop-up stalls as part of engagement program. Postcard provides a snapshot on seeking feedback with QR code to Participate Burwood website.	400 postcards

Tool/Technique	Description	Response
Factsheets	<p>Series of factsheets for distribution at engagement sessions and online on the Participate Burwood page. Factsheets include:</p> <ul style="list-style-type: none"> • Introduction to masterplan • Top 6 priorities • Implementation of masterplan • Next steps 	<p>70 copies distributed at engagement sessions</p> <p>140 copies downloaded from Participate Burwood website</p>
3D animation video	3D visualisation of the masterplan on the vision and proposed changes under master plan. Video animation produced and put on Participate Burwood Website and Burwood Council's YouTube channel.	965 views on YouTube
Community Pop Up Sessions	<p>To be held at community events, community facilities and high visitation areas.</p> <p>Pop-ups to include A1 size display boards with renders of future of Burwood North.</p> <p>Printed copies of collateral available for community including factsheets, notification letter and postcards.</p>	<p>14 sessions planned (refer to previous table for list of pop-up sessions)</p> <p>90 participants to date</p>
Burwood Hub Display and Speak to a Planner	Display setup in Burwood Hub with a strategic planner available to talk at specified time slots during the consultation period.	<p>8 sessions planned (refer to previous table for list of drop-in sessions)</p> <p>15 participants to date</p>
Participate Burwood	<p>Website for the draft masterplan provides</p> <ul style="list-style-type: none"> • Digital 24/7 access to information and to provide feedback • Timelines and information about consultation undertaken • Masterplan and technical reports • 3D visualisation of master plan • Factsheets • List of consultation activities • Survey and submission form • Link to register to be informed of updates on project. 	<p>3,452 Visits</p> <p>1,960 unique visitors (23 October to 31 January 2024)</p> <p>358 downloads of the draft Masterplan report</p>
Online Survey	10 questions on the top priorities for Burwood North	15 responses

Tool/Technique	Description	Response
Social media	Promotion of masterplan engagement activities on social media.	9% of visits came via social media with 186 click links
Speak to a planner	One-on-one conversations with Council strategic planners via phone or in person meetings.	30 phone conversations 8 meetings by appointment
Stakeholder meetings	Briefing on the project with MPs, local schools, Council advisory committees, and internal staff	6 briefings during consultation period

Community pop up and drop in sessions

Twenty-two (22) community pop-up sessions were held in various locations within Burwood LGA to share information about the draft Masterplan, answer questions and receive feedback. The pop-ups were held in public and community spaces including parks, community events, community halls and on the street over 8 weeks, including weekends.

The sessions were attended by Council planning staff.

There were 110 conversations and interactions for the pop-ups and drop in sessions. A summary of pop-up and drop in events is provided below.



Drop in session at Burwood Community Hub



Drop in session at Burwood Park Community Centre



Pop-up stall at Burwood Chinatown Night Markets (3 November 2023)

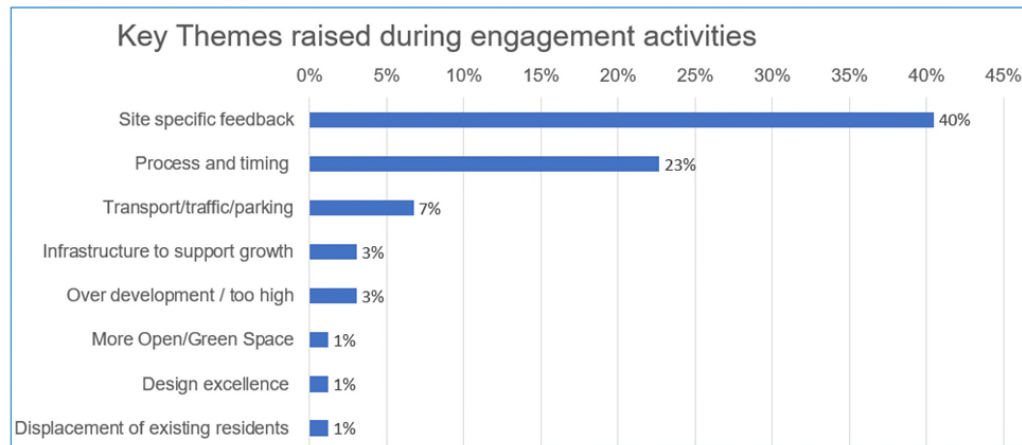


Pop-up stall at The Strand, Croydon (31 October 2023)

Date and Time	Location
Tuesday, 24 October, 3pm-7pm	Burwood Park Community Centre
Wednesday, 25 October, 10am-2pm	Burwood Community Hub Amphitheatre
Thursday, 26 October, 3pm-7pm	Burwood Community Hub Amphitheatre
Friday, 27 October, 4pm-6pm	Burwood Business Chamber – Small Business Month Event
Tuesday 31 October 8am-11am & 2pm-5pm	Croydon Village, The Strand, Croydon
Wednesday, 1 November, 1pm-4pm	Burwood Park Community Centre
Thursday, 2 November, 4pm-7pm	Burwood Community Hub Amphitheatre
Friday, 3 November, 6pm-8pm	Burwood Chinatown Night Markets
Tuesday, 7 November, 2pm-6pm	Burwood Park Community Centre
Tuesday, 7 November, 10am-12pm	Mobile Playvan - Wangal Park
Wednesday, 8 November, 1pm-6pm	Burwood Park Community Centre
Thursday, 9 November, 10am-2pm	Burwood Community Hub Amphitheatre
Tuesday, 14 November, 1pm-6pm	Burwood Park Community Centre
Thursday, 16 November, 10am-12pm	Mobile Playvan - Burwood Park
Saturday, 18 November, 10am-1pm	Enfield Aquatic Centre 90th Anniversary Event
Thursday, 23 November, 10am-2pm	Burwood Community Hub Amphitheatre
Tuesday, 28 November, 2pm-6pm	Burwood Park Community Centre
Thursday, 30 November, 10am-2pm	Burwood Community Hub Amphitheatre
Thursday, 7 December, 10am-2pm	Burwood Community Hub Amphitheatre
Tuesday, 12 December, 2pm-6pm	Burwood Park Community Centre
Thursday, 14 December, 2pm-6pm	Burwood Park Community Centre

3. Summary of feedback themes

The following is a summary of the analysis of the themes raised in feedback from pop-up sessions, phone calls, submissions, survey responses and face-to-face meetings.



The following summary of feedback themes were collated from interactions at engagement sessions and submissions made during the exhibition period.

1. Site-specific submissions
2. Process and timing
3. Transport/Traffic/Parking
4. Infrastructure to support growth

Site-Specific Feedback

- The majority of enquiries from landowners and residents related to understanding how the masterplan would impact their property.
- The most common enquiries related to the proposed height and density (FSR) and what this meant for their property and/or the impact of adjoining changes on their property.
- All site-specific submissions requested consideration of greater height and density (FSR) than what had been proposed in the draft Masterplan.
- A number of submissions requested changes to proposed minimum lot sizes, site amalgamation patterns, and location of open space and through site links.

Process and Timing

- The majority of queries and feedback on process and timing related to the master planning process and implementation of the masterplan.
- Landowners and residents wanted to understand the next steps and timing of changes to planning controls and when development would occur. Landowners expressed that they

have been waiting a significant period of time for changes to occur in the precinct since the announcement of the Parramatta Road Corridor Urban Transformation Strategy prior to 2016.

Transport / Parking / Traffic

- There was support for the introduction of maximum parking rates and unbundled parking.
- There were comments and feedback on the timing and certainty of the delivery of the Sydney Metro West line following the State Government's announcement of a review in April 2023. The final recommendations were released in December 2023 with the announcement by the NSW Government committing to the delivery of Sydney Metro West including Burwood North Station and its delivery by 2032.
- Concerns were raised regarding the potential impact of the masterplan on traffic congestion particularly around school zones and ability to find on-street parking in peak periods.

Infrastructure to support growth

- A number of submissions identified concerns with the quantum of open space proposed and the provision of community facilities for the proposed future increase in population.
- The majority of survey respondents identified more trees and green spaces as the top sustainability priority.
- Survey respondents also ranked public transport, walking and cycling paths and public hospitals and medical services as being important infrastructure to support growth.

Other themes

Some participants at pop up sessions raised concern about the impact of the displacement of existing residents in the study area, the need for more green space (which is also identified under infrastructure to support growth), and the need to have design excellence provisions to ensure new development is built to a high design standard and building quality.

Submission Themes

Fifty-five (55) submissions were received in total:

- 30 individual written submissions from the general public (including owners, residents and representative consultants)
- 4 from consortium of residents and 3 community groups
- 10 developers and their representative consultants
- 7 from State government and peak body agencies and 1 Council

Comments are provided in this section in response to key matters raised in submissions under the following headings:

- A. Site specific feedback
 - i. FSR and height of buildings
 - ii. Feasibility

- iii. Delivery of open space
- iv. Site amalgamation patterns
- B. Traffic and Parking
- C. Infrastructure to support growth
- D. Affordable Housing

Part 5 of this report includes a summary of all submissions and a response to any matters that do not fall within the above categories.

A. Site Specific feedback

i. FSR and height of buildings

The majority of submissions were received from landowners or representatives of landowners requesting additional height and FSR. Some submissions provided justification, including significant new urban design schemes for their sites. Submissions were peer-reviewed by Cox Architecture to provide feedback about the site-specific and precinct wide merits of the proposal and recommendations. Refer to Part 5 below for a summary of the proposal and reasons for the proposals to be supported or not supported.

Response

Heights and FSR in the exhibited masterplan are greater than the ones recommended by PRCUTS as the masterplan seeks to deliver better urban design outcomes and/or community benefit than that envisaged under PRCUTS. For example, sites with 6:1 FSR are required to deliver new parks and/or community infrastructure.

In responding to the submissions, Council has undertaken further built form testing prepared by Cox Architecture to determine the appropriate floor space ratio and building heights for blocks within the precinct. Consideration has also been given to other factors including development feasibility of the proposed development standards and maximising the delivery of community benefit.

Figure 1 and Table 1 below provides an overview of the proposed amendments to the building density (FSR) and building heights, block by block. It is recommended that the urban design responses outlined below be supported with amendments. The draft masterplan has been revised to implement the recommendations of the peer-review outlined in the Landowner Submissions – Urban Design Review and the reasons outlined in Part 5 below.

The proposed changes include:

- Maintain the established ten-storey interface along Burwood Road so as to define the street and provide a pedestrian scaled street environment, while allowing for solar access and the retention/addition of street trees, improving tree canopy cover across the Precinct
- Provide for taller built forms one block behind Burwood Road towards Neich Parade to the western side of Burwood Road and Esher Street to the eastern side of Burwood Road. The taller scale (greater building height) is proposed to leverage the opportunity to consolidate growth in an area of high accessibility and amenity and to deliver a more public accessible

open space at the ground plane, providing significant community benefit and allowing for an increase in canopy cover.

- Increase the building height and floor space ratio on the Metro Station entrance site and adjoining sites between Parramatta Road and Esher Lane to provide greater flexibility for future over station development and to ensure that there are opportunities for high density living and jobs at the Metro.
- Define a skyline that steps up from Shaftesbury Road and the schools on the edges, to allow for appropriate transition to the east and west and continues to concentrate the built form around the centre of Burwood North, close to the Burwood North Metro Station.
- Increase the built form and the provision of open space in the block at the southern edge of the Precinct, bounded by Meryla Street, Shaftesbury Street, Wilga Street and Burwood Road. This block is within the Burwood Town Centre, adjacent to the Westfield development and the draft Masterplan retained the existing controls under the Burwood LEP on the basis that the majority of the block was already developed and development was strata titled. A number of submissions from landowners and developers indicated that a large majority of the older buildings in this block are being purchased with the intention of renewal and redevelopment. It is proposed that the Masterplan be amended to allow a FSR of up to 6:1 and a maximum building height of to 118m in part of block to incentivise the provision of open space which will form a significant open space corridor through the middle of block, that allows for a connection from Westfield and Burwood Park all the way through to Concord Oval via a connected green network. Transition towards Shaftesbury Road with FSR of 3:1 and height of 30m due to restrictive width of sites and to be consistent with recent development on neighbouring sites.

It should be noted that these recommended FSRs and building heights will be the maximum and, where there is a requirement for the amalgamation of sites to ensure the delivery of open space and/or community infrastructure, these FSRs and heights will only be triggered subject to the amalgamation of the required sites, which will be identified as key sites in the Burwood LEP.

It is intended that the Burwood LEP will be amended to introduce local provisions that will specifically apply to the Burwood North Precinct. The objective of these provisions will be to promote, by providing building height and floor space incentives, residential development that provides for, at a minimum the following:

- a) community facilities, open space, including communal open space, and high quality landscaped areas, and
- b) efficient pedestrian and traffic circulation, and
- c) a mix of dwelling types in residential flat buildings, providing housing choice for different demographics, living needs and household budgets, including by providing affordable housing, and
- d) the amalgamation of lots to prevent the fragmentation or isolation of land.

The review of the FSRs and height have also taken into account feasibility to ensure the introduction of sustainability requirements to ensure buildings are designed to optimise energy efficiency. Other local provisions which will be considered for inclusion in the LEP include, but may not be limited to, setback requirements, pedestrian link and road requirements, design excellence, maximum car parking requirements and unit size mix.



Figure 1. Block diagram for reference (Note: the block numbers do not reflect proposed site amalgamation patterns)

Table 1. Proposed amendments to the incentive FSR and HOB controls in draft Masterplan.

Block Reference	Exhibited FSR and HOB	Proposed FSR and HOB	Comments
A1	2.5:1 28m	3:1 41m	Increase in FSR to align with proposed low to mid-rise SEPP provisions Additional HOB for provision of through site links
A2	2:1 20.5m	3:1 35m	Increase in FSR to align with proposed low to mid-rise SEPP provisions
B1	2.5:1 0m & 28m & 50m	4:1 0m & 65m	Increase in FSR and HOB to deliver expanded open space (0m on open space)
B2	2:1 20.5m	3:1 15m & 28m & 41m	Increase in FSR to align with proposed low to mid-rise SEPP provisions
B3	2:1 20.5m	3:1 28m	Increase in FSR to align with proposed low to mid-rise SEPP provisions
C1	3:1 35m	3:1 35m	No change from exhibited
C2	3:1 41m and 50m	3:1 35m and 50m	Reduction in HOB due to site orientation and building massing
C3	2.5:1 28m	3:1 28m and 35m	Increase in FSR to align with proposed low to mid-rise SEPP provisions
D1	4:1 41m and 65m	4:1 41m and 65m	No change from exhibited
D2	6:1 0m and 98m	6:1 0m and 98m	No change from exhibited
D3	6:1 0m and 98m	6:1 0m and 98m	No change from exhibited
D4	4:1 35m	4:1 35m	No change from exhibited
D5	4:1 0m and 65m	6:1 0m and 98m	Increase in FSR and HOB to deliver open space
D6	2.5:1 28m	4:1 28m and 65m	Increase in FSR and HOB to encourage Redevelopment of strata titled units and provide activation across from park.
D7	4:1 15m	4:1 35m	Increase in HOB to align with adjoining MU1 zoned sites on Burwood Road
E1	4:1 35m	6:1 65m	Increase in FSR and HOB for MU1 above station
E2	4:1 35m	4:1 35m	No change from exhibited
E3	6:1 0m and 98m	6:1 0m and 98m	No change from exhibited
E4	4:1 15m - 35m	4:1 15m - 35m	No change from exhibited
E5	6:1	6:1	No change from exhibited

Block Reference	Exhibited FSR and HOB	Proposed FSR and HOB	Comments
	65m	65m	
E6	4:1 50m	4:1 41m-50m	Reduction in HOB following urban design review
F1	2.5:1 10.5m-35m	3:1 10.5-65m	Increase in FSR and HOB to align with proposed low to mid-rise SEPP provisions and realignment of delivery of open space
F2*	2.5:1 35m	3:1 0m-10.5m	Increase in FSR and HOB to align with proposed low to mid-rise SEPP provisions and realignment of delivery of open space
F3	2.5:1 0m-28m	3:1 0m-10.5m-50m	Increase in FSR and HOB to align with proposed low to mid-rise SEPP provisions and realignment of delivery of open space
F4	6:1 0m-15m-98m	6:1 0m-15m-118m	Increase in HOB to provide site access and realignment of delivery of open space
F5*	6:1 35m	6:1 0m-65m	Increase in HOB to provide site access and realignment of delivery of open space
F6	6:1 82m	6:1 0m-118m	Increase in HOB to provide site access and realignment of delivery of open space
F7	3:1 0m-41m	6:1 0m - 65m	Increase in FSR and HOB to provide site access and realignment of delivery of open space
F8	3:1 0m - 50m	4:1 0m-28m-65m	Increase in FSR and HOB due to realignment of delivery of expanded open space
F9	2.5:1 28m	4:1 0m-28m-65m	Increase in FSR and HOB due to realignment of delivery of expanded open space
F10	3:1 0m-50m	4:1 0m-28m- 65m	Increase in FSR and HOB due to realignment of delivery of expanded open space
G1	3:1 0m-20.5-50m-82m	4:1 0m-10.5m-28m-65m-82m-118m	Increase in FSR and HOB due to realignment of delivery of expanded open space
H1	3:1 0m-41m-50m-65m	4:1 0m-15m-65m-82m	Increase in FSR and HOB due to realignment of delivery of expanded open space
I1	2:1 18m	3:1 28m	Increase in FSR to align with proposed low to mid-rise SEPP provisions
I2	2.5:1 0m-50m	4:1 0m-82m	Increase in FSR and HOB due to realignment of delivery of expanded open space
J1	3:1 30m	4:1 30m-35m	Increase in HOB and FSR to align with MU1 on Burwood Road

Block Reference	Exhibited FSR and HOB	Proposed FSR and HOB	Comments
J2	2:1 15m	6:1 0m-35m-98m	Increase in HOB and FSR to incentivise redevelopment of strata titled blocks, improve development outcomes and delivery of open space
J3	3:1 30m	6:1 0m-30m-118m	Increase in HOB and FSR to incentivise redevelopment of strata titled blocks, improve development outcomes and delivery of open space
J4	2:1 15m	3:1 35m	Increase in HOB and FSR to incentivise redevelopment of strata titled blocks and improve development outcomes
J5	3:1 30m	3:1 30m	No change from exhibited version

ii. Feasibility

A number of submissions identified concerns that the proposed FSRs may not be economically feasible for their sites due to the cost of amalgamating land and having to provide the required infrastructure in order to access the bonus heights and FSRs, in addition to providing commercial floorspace, affordable housing and development contributions.

Some submissions requested greater height and density to enable larger profits for the sale of their land to developers.

Response

As part of the development of the draft Masterplan, Council undertook a feasibility analysis (Jones Lang LaSalle) that examined certain sites within the masterplan study area and which addressed zoning, height and floor space ratio and other development requirements such as affordable housing. This analysis concluded that the proposed FSRs would generally deliver development outcomes and were feasible.

Post exhibition amendments as outlined above propose to increase the incentive FSR and building height within the precinct which may improve the development feasibility of some sites, particularly those where a large number of sites are required to be amalgamated to deliver a community benefit.

Since the preparation of the draft studies supporting the draft masterplan, the market has shifted and so further feasibility testing was undertaken, post exhibition. The proposed amendments to the Masterplan aim to deliver greater density supported by greater community benefit, through the delivery of additional open space.

Requests for greater density for larger profits for landowners or developers is not a planning consideration.

iii. Delivery of open space

A number of site specific submissions raise concern that land identified for open space in the draft masterplan was reduced in value over adjacent sites that did not include open space. In addition, these submissions suggested the amount of open space for the masterplan was fragmented and excessive as the precinct is located adjacent to Burwood Park. Some submissions opposed the acquisition of their land for open space.

Response

The delivery of open space is essential to ensure that there are publicly accessible spaces, open and recreational spaces delivered across the Precinct to support the future population who will be living in a high density precinct. The total amount of proposed new open space is greater than that proposed in PRCUTS to accommodate the substantial increase in density and future population that require a variety of spaces that will enhance the public domain and provide community benefits.

The draft masterplan and implementation strategy does not propose any council-led acquisition of land for open space. The intention of the draft masterplan and implementation mechanism is that open space will be delivered through redevelopment, by landowners or developers. New development will be required to deliver open space or community facilities to access the bonus FSR and building height and will have the ability to transfer floor space from dedicated open space.

The embellishment of new open space and the public domain with appropriate finishes (planting, surfaces, paving, trees, lighting etc) is expected to be delivered by developers in accordance with the requirements outlined in the future proposed amendments to the LEP and DCP which will be prepared as part of the Planning Proposal process. This will also be supported by a Public Domain Plan and an infrastructure contributions framework.

iv. Site amalgamation patterns

The draft masterplan identifies site amalgamations patterns that must be achieved in order for development to access the proposed bonus FSRs and building heights. These sites were designed to enable coordinated development and ensure the best urban design outcomes including the delivery of open space, community facilities and build form efficiency (including compliance with ADG requirements). They also aim to ensure that no sites within the Precinct will be isolated and sterilised for future redevelopment. A number of submissions are seeking to change the proposed boundaries of site amalgamation patterns.

Requested changes include:

- Proposed minimum lot size requirement of 1,500sqm is too excessive due to small lot sizes and unrealistic price expectations from landowners.
- Reduce the minimum lot size requirement to 800sqm due to feasibility
- Proposed site amalgamation patterns limit ability to deliver open space.
- Remove requirement for site amalgamation pattern and require minimum site area of 1,500sqm
- To facilitate development of sites that have been amalgamated with strata, commercial or other types of development that are unlikely to be redeveloped in the short to medium term.
- To facilitate development of sites that have been amalgamated with strata, but are likely to be redeveloped in the short to medium term.

Response

The exhibited site amalgamation pattern was designed with consideration to the current land ownership status, public domain and open space dedication requirements, built form efficiency and desired future urban design outcomes.

Submissions that sought changes to site amalgamation patterns have been peer-reviewed by Cox Architecture. Consideration was given to future character, bulk and scale, and the impact of the proposal on its surroundings.

The proposal, the results of the peer-review and the council staff recommendation are described in detail below.

It is recommended that the following proposed amendments to site amalgamation be supported:

- Block B1/B2 – 1A Britannia Ave
- Block F – Bounded by Parramatta Road, Shaftesbury Road, Milton Street and Esher St
- Block H – Block bounded by New St/Archer St/ Meryla St/ Esher St
- Block J – Block bounded by Meryla St, Shaftesbury Road, Wilga Street and Burwood Road.

Further discussion in response to the submissions below and in the Landowner Submissions – Urban Design Report. The diagrams below indicate the recommended amendments to the site amalgamation pattern.



Figure 2. Exhibited Site Amalgamation Pattern for Burwood North Masterplan.



Figure 3. Proposed amendments to the site amalgamation pattern for Burwood North Masterplan. (areas of amendments circled in purple)

B. Traffic and parking

Several submissions raised concerns in relation to traffic, including congestion, noise, diversion of traffic on local roads, vehicle speeds and pedestrian safety.

Some submissions also raised concerns that the demand for on-street parking would increase, and identified the difficulty of finding visitor parking in Burwood in general.

Response

The *Parramatta Road Corridor Traffic and Transport Study and Action Plan (2022)* prepared by Bitzios identified the proposed traffic impacts under PRCUTS.

Council engaged SCT Consulting who have prepared *The Rapid Transport Appraisal* as part of the supporting studies for the Burwood North Precinct Masterplan and which identified the intended measures to assist with travel behaviour and the mode-shift for residents, workers and visitors, including the reduction of private vehicles trips and impacts on the local and regional road networks, and encouraging walking, cycling and public transport usage.

Sydney Metro West will also assist in achieving the intended modal shift away from private vehicle usage.

Traffic

Council recognises traffic as an ongoing concern for the community, particularly at school drop-off and pick-up times, and along Burwood Road, Park Avenue and Wilga Street.

The *Parramatta Road Corridor Traffic and Transport Study and Action Plan (2022)* examined impacts from traffic generated by the increased dwellings and commercial space, estimated by the PRCUTS Masterplan. The traffic modelling was based on assumptions approved by TfNSW and found that there will be an increase in traffic to 2036 with significant congestion on Parramatta Road, and possibly on Burwood Road.

These forecasted congestion issues cannot be solved within the local area network and there are no reasonable major road projects in, or near the precincts which will solve the forecast congestion issues. The Study recommendations therefore centred around relieving pinch points and on facilitating more efficient queue storage, to minimise the extent to which queues affect local road intersections while at the same time better catering for pedestrians and cyclists.

Council has considered the findings and recommendations of the Study and will continue to investigate traffic speeds and, where necessary, implement traffic measures on local roads as they are identified/warranted.

As part of the development of the draft Masterplan, Council has engaged with TfNSW to ensure that there is clarity with respect to issues of traffic generation within the Precinct. Council will continue to work with TfNSW to understand the impact of the revised masterplan and acknowledges that further traffic modelling may be required as part of the implementation of the masterplan.

Parking

The draft Masterplan intends to reduce parking rates in line with PRCUTS and to introduce maximum parking rates for new developments in Burwood North. It is recommended the parking controls be included as a development standard in the Burwood LEP. This approach is consistent with the adjoining PRCUTS precincts within Canada Bay LGA and will form part of the future Planning Proposal.

Having the parking rates in the LEP will ensure the development assessment process will have a strengthened ability to manage parking provision and the amount of local vehicle trips.

On-street parking will be integrated into the future public domain plan for Burwood North to ensure maximum use by and amenity for the surrounding community.

C. Infrastructure to support growth

A number of submissions identified concerns with the quantum of open space proposed, the provision of community facilities and infrastructure including schools for the proposed future increase in population.

Response

One of the key principles of *The Landscape and Public Domain Strategy Report*, prepared by Oculus, is to address the existing shortfall in open space quantity, quality and accessibility. The pragmatic approach of the draft masterplan is to ensure access to open space within 200m of all residents.

The proposed amendments to the draft masterplan include an increase in the overall amount of open space to be delivered.

The *2023 Community Facilities Addendum Burwood North* assesses the additional demand for community facilities in Burwood LGA as a result of the revised population projections including Burwood North Masterplan. The addendum recommends which additional community facilities should be delivered within the Burwood North Precinct.

Council will continue to liaise with NSW Health and Schools Infrastructure throughout the implementation and beyond to provide current data on population projections for future service planning. (Refer to Part 4 for Agency, institutional and peak body feedback).

D. Affordable Housing

A number of submissions suggested the proposed 5% affordable housing contribution was too low, and that a higher percentage closer to 15%, consistent with the TOD SEPP and the Affordable In-Fill Housing provisions under the Housing SEPP should also be considered for the Precinct.

Response

The proposed TOD program indicates up to 15% affordable housing in perpetuity subject to feasibility testing.

As part of the preparation of the Planning Proposal for the implementation of the Masterplan, Council will be preparing an affordable housing contributions scheme which will address how affordable housing stock should be delivered and managed in the Burwood North Precinct.

The NSW Guidelines to developing an affordable housing contributions scheme requires any affordable housing contributions scheme to demonstrate that the proposed affordable housing rate is viable and will not detrimentally impact on development feasibility. To comply with this requirement, Council undertook a feasibility study to assess the maximum affordable housing contribution threshold to enable viable development. It was assessed that a 5% rate, consistent with what was identified under PRCUTS would be considered reasonable and appropriate for Burwood North.

4. Agency, institutional and peak body feedback

The following key Government service, infrastructure providers and adjoining Councils have been consulted as part of the exhibition of the draft Burwood North Masterplan to better understand how the outcomes may impact on the provision of future infrastructure and services within the Burwood LGA and across the Inner West Region.

- Ausgrid
- City of Canada Bay Council
- Greater Cities Commission (former)
- Inner West Council
- Jemena Gas
- MLC School
- NSW Department of Education (Schools Infrastructure)
- NSW Department of Family and Community Services
- NSW Land and Housing Corporation
- NSW Department of Planning and Environment
- NSW Health – Sydney Local Health District
- NSW Police Force
- Shelter NSW
- State Emergency Service
- Strathfield Council
- Sydney Catholic Schools
- Sydney Water
- Transport for NSW

The following section summarises submissions provided from State agencies and other institutions in relation to the draft Masterplan. Council's responses to these submissions are also included. A copy of the submissions from State agencies and other institutions is included at Attachment A.

Agency 1 - Ausgrid

A summary of the submission from Ausgrid is provided below:

- Ausgrid supports Council's goals of increasing electrification, energy efficiency, and electric vehicle charging in the masterplan for the Burwood North Precinct.
- Masterplan indicates the overhead network is targeted for removal and replacement with underground service of supply. Shift from overhead to underground power reticulation requires careful planning by Council and developers. Installation of underground cables necessitates network pillars, which should be strategically placed to avoid impacting pedestrian footpaths.
- Ausgrid is a member of SOCC (Streets Opening Coordination Council) and emphasises the importance of proper planning to minimize impact on public land road reserves.

- Provides advice on new developments - developers must submit connection applications to Ausgrid, detailing the size and type of appliances, which influence the installation of transformer assets.
- Council's strategic objectives to increase electrification will impact the type of assets required for developments. Ausgrid is the consent authority for these works, but developers undertake them, with Ausgrid taking ownership after certification.
- Ausgrid encourages Council to plan for publicly available EV charging locations, consider their impact on substation assets and incorporating them into the initial sizing and design.
- Street-lighting needs replacement with the removal of overhead network, and Ausgrid suggests use of multi-function smart poles.
- Ausgrid is open to collaboration with Council to ensure the Masterplan aligns with key considerations from the network operator.

Proposed amendments to the draft Master Plan: None.

Council response:

- Council acknowledges Ausgrid's support of the draft masterplan's goal to increase electrification and improve energy efficiency.
- Council to continue to work with Ausgrid as a key stakeholder in realising the draft Masterplan particularly when preparing DCP controls for the Burwood North Precinct to ensure alignment and consistency with Ausgrid's strategic objectives.

Agency 2 – NSW Land and Housing Corporation (LAHC)

- LAHC generally supports the draft masterplan as it meets Council and LAHC's aspirations to increase the supply of social and affordable housing in the precinct adjacent to the future Burwood North metro station and provide housing diversity.
- Identifies two sites owned by LAHC and provides the following comments in relation to 1A Britannia Ave:
 - Seeks to amend the proposed split zoning on subject site. Lot is L shaped and is proposed to become part MU1 and R4 zoning.
 - Recommends proposed zoning of MU1 across entire site.
 - Seeks increase in height limit to 50m and increase in FSR to 3:1 or above to enable optimum dwelling yield.
 - Recommends amending site amalgamation pattern to include 1A Britannia Avenue and No.374 Parramatta Road. Would provide development site potential for 50m HOB and FSR 3:1 while conserving potential for ground level east-west shared path through site laneway.

Proposed amendments to the draft Master Plan:

Refer to recommendations in the *Landowner's Submission Report* in relation to 1A Britannia Avenue. LZN, FSR and HOB are proposed to be amended in revised masterplan.

Council response:

- Council will continue to work with LAHC to support the provision of social and affordable housing in the Burwood North Precinct.

Agency 3 – Schools Infrastructure

A summary of the submission from Schools Infrastructure is provided below:

- The study area falls within the intake area for Burwood Public School and several secondary intake areas including, Burwood Girls High School, Burwood Boys High and Homebush Boys High.
- Population and dwelling projection data provided by the Department of Planning, Housing and Infrastructure (DPHI) is used as the basis for school planning including distribution of student numbers and delivery of new and upgraded facilities.
- Growth under draft masterplan and future enrolment demand for educational facilities is likely to be accommodated within surrounding schools. However, the draft masterplan, broader growth planned under PRCUTS and recent policy changes such as the affordable housing in-fill bonus (Housing SEPP), Build to Rent Program and the Transport Orientated Development Program, have the potential to deviate from the population and dwelling projection data and impact a range of site-specific and strategic matters for NSW government schools.
- The incremental creep from planning proposals seeking population projections above these assumptions is resulting in educational establishments being at, or above capacity, upon build completion. The need to then source new land for additional educational establishments is problematic and costly when this situation arises.
- Committed to working with Council to ensure schools are appropriately resourced to respond to student population changes.
- Requests ongoing engagement with Council regarding any future growth and change identified for the locality.
- Requests clarification regarding how Council aims to track and manage the combined growth stemming from the above programs and how this can be accommodated by key social infrastructure within the local government area.

- Requests that transport planning for the proposal be guided by the NSW Government Movement and Place Framework (MAPF) and its Built Environment Performance indicators.

Proposed amendments to the draft Master Plan: None.

Council response:

- Council notes the Agency's advice that growth associated with the masterplan is likely to be absorbed by the existing schools.
- Council to continue to work with Schools Infrastructure to share any future growth information to inform their asset and service plans for public schools.
- Council is investigating how best to track population growth across the LGA to inform the planning and provision of key infrastructure.
- The masterplan prioritises the design and delivery of active transport, including linking to schools within the precinct. Council is currently reviewing its active transport network to fill gaps in and integrate with the existing network. Schools Infrastructure NSW will be consulted in relation to further implementation work.

Agency 4 - Shelter NSW

- Supportive of a strategic plan for the Burwood North Precinct
- Concerned about the minimum 5% of affordable housing contribution rate is short of the 15% rate being applied to Sydney metro station and rail stations undergoing accelerated renewal under the NSW Government's TOD program. Shelter NSW recommends Council review this rate.
- Recommends Affordable Housing to be held in perpetuity not time limited.
- Recommends the delivery of Affordable Housing, pro-rata and incrementally, in line with the indicative staging program for housing supply delivery across the 15-20 timeframe for renewal in Burwood North.
- Requests that all affordable housing stock can be transparently managed and complies with regulated definition of affordable housing. Ensure all stock is tenanted to lower income households by registered CHPs.
- Suggests build-to-rent model as an appropriate housing choice within Burwood North. Recommends Council consider partnerships with CHPs to deliver build-to-rent developments within Burwood North.
- Suggests Council has a responsibility to work collaboratively with state and federal governments. Recommends Council explore opportunities to secure additional social and community housing within the precinct with a 5% target of new dwellings, as a safety net to keep pace with the population growth.
- Requests information on draft planning controls in relation to affordable housing for further consideration.
- Recommends Council set up a design review panel to assess new development include:
 - covenants to prevent greater GFA than under draft plan
 - City datum line to ensure appropriate pedestrian scale is maintained at street level
 - Design details for developments including street and pedestrian amenity, and infrastructure upgrades

- Landscaping and solar access to public spaces

Proposed amendments to the draft Master Plan: None

Council response:

- TOD program indicates up to 15% affordable housing in perpetuity subject to feasibility testing.
- Council is preparing a draft affordable housing contributions scheme which will address how affordable housing stock should be managed in the Burwood North Precinct. The draft scheme will be publicly exhibited for review and comment.
- The NSW Guidelines to developing an affordable housing contributions scheme requires any affordable housing contributions scheme to demonstrate that the proposed affordable housing rate is viable and will not detrimentally impact on development feasibility. To comply with the above requirements, Council undertook a feasibility study to assess the maximum affordable housing contribution threshold to enable viable development. It was assessed that a 5% rate would be considered reasonable and appropriate for Burwood North.
- Recommendations for matters for consideration by the Burwood Design Review Panel are noted.
- Council will continue to explore opportunities for joint-ventures with CHPs
- Council will continue to work with LAHC on their sites to explore opportunities to increase social and community housing.

Agency 5 – Sydney Local Health District (SLHD)

- SLHD is generally supportive of the need to provide housing solutions along transport lines within Sydney, the proposed heights and density are significant and are inconsistent with the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS).
- Recommends the draft Masterplan be reviewed against the NSW Healthy Built Environment Checklist with consideration of the following areas: active transport, access to sunlight, access to open green space, urban canopies, gas free units, use of solar and cross ventilation.
- Recommends the draft Masterplan be amended to address the following:
 - A reduction in height and density to increase access to open green spaces, sunlight, cross ventilation, and general amenity.
 - An increase in open green spaces to maintain the current provision of at least 10sqm/ person, and specified RE1 zoning for open green spaces.
 - The existing community infrastructure does not currently meet the needs of the local community as outlined in the *Burwood Council Community Facilities Addendum* (September 2023).
 - Consideration of the high proportion of multigenerational living in future population projections.
- Recommends an increase in affordable housing at least 30% across the development in alignment with the State Governments affordable housing statements. This contribution

should be provided in perpetuity to support long term affordable housing options. As the major employer within the area, across a spectrum of jobs, District staff need to be able to access affordable housing and live closer to their workplace.

- Suggests requiring 5% social housing in new private developments including Land and Housing Corporation (LAHC) land, be redeveloped with a minimum of 50% social/affordable housing. It is recommended that there be no decrease in nett social housing. Also suggests that Burwood Council approach the State/Commonwealth to fund additional social and affordable housing.
- Recommends an increase in larger style units (3 bedroom or more) to support families and multigenerational living.
- It is suggested that if developers pay an affordable housing contribution instead of including affordable housing in their developments, that third-party affordable housing should be built within 800m walking network distance of a heavy rail station in the Burwood LGA.
- Consideration of the impact of Canada Bay planning on Burwood LGA planning, including Metro capacity and Parramatta Road usage. As this development is based on the premise that residents will primarily use the new Metro, it is not appropriate that the Metro station would be over capacity on its opening.
- Recommends the draft Masterplan be reviewed in the context of the rezoning and development plans of neighbouring councils along Parramatta Road. Sydney Local Health District will need to consider spaces for health care services as the total District population grows along the corridor of Parramatta Road including consideration of community healthcare services within these proposed developments.
- To clearly demonstrate the impacts, it is recommended that the proposal illustrates the building heights, floorspace ratios, solar access and public open space per person if all available bonuses were to be applied.
- The rezoning of Burwood North will support an increase of 13,415 people (based on a conservative 2.5 people/dwelling) living within Sydney Local Health District, who will require access to health care. This is in addition to the forecasted growth of 43.6% and 15.6% for Burwood and Canada Bay LGAs respectively (33,120 extra persons by 2036). These development proposals should plan for health and primary care facilities within shared community and health spaces.
- As there are a number of PRCUTS precinct proposals along the Parramatta Road corridor, there is likely to be a significant impact on the demand for local health care. By 2036 the increase in population will require community healthcare services that include primary health care services.
- As Parramatta Road is the main arterial road to access RPA, increased traffic may impact staff accessing their place of work and the public accessing health care services. The cumulative effect of these PRCUTS developments on traffic may be substantial.
- The proposed increase in population associated with the Masterplan requires incentives for active and public transport to address increased demand.
- There are also implications on Metro West, with the current design capacity unable to meet the forecasted demand with the uplift in housing density proposed.

- The lower parking targets and the unbundling of parking from residential lots, will improve affordability and flexibility for residents. However, the provision of parking is unclear across the proposal and further information is required to determine the implications.
- To improve pedestrian safety, walkability and the calming of traffic within the precinct the following strategies are suggested:
 - Mid-block wombat crossings aligned with all through-site links.
 - Continuous footpath treatments or wombat crossings at all side streets.
 - 30 km/h design speed on all streets.
 - Support unbundled parking and maximum parking rates - though rates could be lower.
 - Oppose clearways and new traffic signals.

Proposed amendments to the draft Master Plan: None.

Council response:

- Council notes SLHD's concerns and comments in relation to the increase in density and height and amenity of future residents. Council is committed to increasing housing in locations close to public transport and providing good outcomes. The amendments to the draft masterplan propose to increase building heights for tall slender towers to open up the ground plane and provide opportunities for greater public spaces throughout the Precinct, including additional open space.
- The *Burwood Council Community Facilities Addendum* (Sept 2023) outlines future community facilities that may be provided through new development via Voluntary Planning Agreements or via the incentive provisions in the LEP.
- The implementation of the draft masterplan is proposing to include provisions in the LEP to require apartment size mix including larger 3 bedroom apartments sizes to accommodate intergenerational families.
- Council is preparing a draft affordable housing contributions scheme which will address how affordable housing stock should be managed in the Burwood North Precinct. The draft scheme will be publicly exhibited for review and comment.
- SLHD's comments in relation to key worker housing are noted and the NSW Guidelines to developing an affordable housing contributions scheme requires any affordable housing contributions scheme to demonstrate that the proposed affordable housing rate is viable and will not detrimentally impact on development feasibility. To comply with these requirements, Council undertook a feasibility study to assess the maximum affordable housing contribution threshold to enable viable development. It was assessed that an Affordable Housing rate of 5%, consistent with what has been identified in PRCUTS would be considered reasonable and appropriate for Burwood North. A rate of 30% would be unfeasible for development to occur.
- Council considers the provision of social housing to be the jurisdiction of State and Federal Government. Council is happy to collaborate with LAHC to consider opportunities to increase social housing provision in the precinct.
- The cumulative impact of the proposed masterplan and planning proposals in adjoining Councils is a region wide discussion for the NSW Government. With respect to the preparation of the draft Masterplan, Council has engaged and consulted with the Department of Planning, Housing and Infrastructure throughout this process and will continue to do so as part of the implementation of the. Council can continue to provide SLHD with growth data via DPHI population projections to plan for future health and primary care facilities. Council is happy to collaborate with DPHI to understand the projected amount of community and health spaces and consider incorporating this in our community facilities strategy.
- The Rapid Transport Strategy, prepared by SCT identifies the intended actions to encourage mode shift towards active transport. Council intends to introduce maximum parking rates for new development in the precinct and these details will be provided in the Planning Proposal and DCP amendment for the implementation of the masterplan.
- Council and its transport consultants on the Burwood North Project (SCT) have been working collaboratively with Transport for NSW to assess the impacts of the proposed masterplan on the traffic network. Active transport is the focus of the transport planning for the precinct and the suggested strategies will be considered when developing the infrastructure plan.

Agency 6 – Sydney Water

- Sydney Water requests advice on the anticipated yearly staging of growth. This information is critical for assessing the total impact of the proposed changes and enables Sydney Water to effectively plan for water related infrastructure.
- Water Servicing - initial assessment indicates that the existing trunk may not have capacity to service the proposed development within the masterplan. A detailed study is required to be undertaken to identify the extent of the impact for the whole system. Sydney Water will instigate a review of servicing in the wider Greater Parramatta to Olympic Park area in 2024.
- Wastewater Servicing - initial assessment indicates that the Elsie Street Branch Sub-main and the sewers draining to SP0022 and SP0022 may not have capacity to service the proposed development. A hydraulic assessment will likely be required to develop a solution to ensure there are no overflows adversely impacting the environment and/or existing customer homes of businesses.
- Recycled Water - Sydney Water is currently developing a Central City Regional Masterplan and an integrated water cycle strategy for the Greater Parramatta to Olympic Park (GPOP) growth area as part of the Greater Sydney Commission's Growth Infrastructure Compact (GIC). Sydney Water notes that the 2019 GPOP GIC report identifies a recycled water plant and network across GPOP as one of the priority projects to be delivered in the next 10 years. Sydney Water recommends that Council therefore consider water re-use objectives and future-proofing in their plans.
- Protection of Assets - will be investigated as we receive more detail on the planning proposal, and specific protection requirements, objections or amendments will be documented as this progresses.
- Sydney Water notes its guidelines for building over or adjacent to stormwater assets outline the process and design requirements for such activities.
- Sydney Water welcomes the opportunity to meet with and collaborate with Burwood Council on the preparation of the masterplan and amendments to planning controls.

Proposed amendments to the draft Master Plan: None.

Council response:

- Council will continue to work with Sydney Water to inform the water servicing plans and Integrated Water Cycle Management Framework.
- Council is investigating how best to track population growth across the LGA to inform the planning and provision of key infrastructure.
- Council will provide Sydney Water the anticipated yearly staging of dwelling growth from now to 2036 to inform their water servicing plans.

Agency 7 – Transport for NSW

- TfNSW advises work will start to introduce T3 Transit lanes in both directions on Parramatta Road between Burwood Road in Burwood and Bland Street in Ashfield to promote multi-person travel, including carpooling (3 people or more) and bus usage.
- TfNSW has requested additional land to be set aside for any road reserve in the Burwood North Precinct to facilitate future public transport and/or active transport enhancements along the Parramatta Road Corridor in accordance with the PRCUTS.
- TfNSW is committed to working with Council on any options which enhance public transport, enhance improved pedestrian outcomes through building setbacks, and support the transformation of Burwood Road as a significant strategic public transport corridor.
- TfNSW is committed to work with Council on any options at the intersection of Parramatta Road and Wentworth Road intersection to mitigate potential performance and safety impacts associated with the proposed uplift and transformation of this precinct.
- Sydney Metro supports the draft Masterplan's intent to enable high quality urban renewal outcomes in Burwood North, which capitalises on the transformational benefits of the future metro station and aligns with transit-oriented development principles.
- Sydney Metro welcomes the opportunity to collaborate further with Burwood Council to ensure optimised planning and design outcomes for the Sydney Metro site and its surrounding catchment prior to the Masterplan being finalised.
- TfNSW supports reallocation of road space to prioritise pedestrians as long as bus movements along Burwood Road are not impacted.
- TfNSW supports incentivising alternate routes to Burwood Road for private vehicles. The use of Shaftesbury Road for north-south movements by private vehicles should be considered.
- TfNSW supports the inclusion of maximum parking rates (residential and non-residential) for the precinct in the proposed amendment to the Burwood Local Environmental Plan 2012.
- The submission provided detailed comments on the draft Masterplan and *Rapid Transport Appraisal* in relation to bus services, active transport and the Metro station site.

Proposed amendments to the draft Master Plan:

- Planning Proposal maps will be updated for alignment with intended road reserve.
- Amendments to the draft Masterplan in response to the detailed comments provided.
- Refer to recommendations in the Landowner's Submission Report in relation to the station site and proposed over station development.

Council response:

- Council has, through the assistance of DPHI, been collaborating with TfNSW to prepare and review preliminary traffic and transport modelling for the Burwood North Precinct. Council will continue to collaborate with TfNSW through the implementation phase.

5. Individual Submissions

This section of the report provides a summary of all submissions received during the submission period and a response to any matters raised in submissions that are not addressed in Section 3 above.

No.	Author	Submission	Response
1	Individual	<p>Supports proposed changes to car free development near train stations to encourage use of public transport.</p> <p>Supports building heights of 25 storeys, minimum of 20 storeys near train stations. Does not support lower building heights and thinks overshadowing on adjoining sites including heritage buildings, is not a sufficient reason to reduce building heights.</p> <p>Does not support the proposal to rezone school sites as SP2 – Educational facilities. Does not support the reduction in building heights surrounding these school sites for privacy and amenity. Christian schools are not genuine community facilities as they are not open to the broader community.</p> <p>Local Christian schools should share their facilities with the community.</p>	<p>Noted</p> <p>Solar access and amenity is a key consideration of good urban design and the Apartment Design Guidelines.</p> <p>Rezoning school sites to SP2 (Educational Establishment) recognises the importance of this social infrastructure and provides land use certainty to the community.</p> <p>Council is open to any opportunities for shared facilities.</p>
2	Individual	<p>Concerned with existing traffic congestion and development capacity in Burwood Town Centre. Recent developments have placed pressure on existing infrastructure, amenities and schools.</p> <p>Suggests delaying Burwood North precinct until proposed developments in town centre is nearing the final state to assess the impact before considering expansion of the centre.</p>	<p>Response provided in Part 3 – Traffic and Parking and Infrastructure to support population growth.</p> <p>The Burwood North Masterplan provides a coordinated vision for the next 20 years to avoid ad-hoc planning proposals which may result in piece meal development without consideration for precinct wide impacts and</p>

No.	Author	Submission	Response
		<p>Increased density to properties around schools (in particular MLC) limits the potential for the school to expand in the future. Safety concern with proposed high rises overlooking girls school.</p> <p>Existing local public schools are at capacity - can't cope with the extra students.</p> <p>Does not support extending Burwood Town Centre up to Burwood North Metro station. Increase in density along the main roads (Parramatta Road, Burwood Road) and on the Concord side between Gipps St and Parramatta Rd to establish a distinct and separate retail hub.</p>	<p>improvements to infrastructure and amenity. Strategic Planning is required to ensure housing delivery is located in the most suitable locations within the LGA. Burwood North is ideally located with access to public transport and future public transport via Sydney Metro West.</p> <p>The amendments to the masterplan propose to remove the height and density controls on the proposed SP2 – Infrastructure Zone (educational facilities). It is likely that vertical schools will become increasingly common in urban areas.</p> <p>Schools Infrastructure have provided submission indicating they have capacity and will continue to plan for future growth. (refer to Part 4 in this report).</p> <p>The proposed built form under the draft masterplan is of a scale that is complementary to the scale of Burwood Town Centre. The Concord side of Parramatta Road is located within the Canada Bay LGA.</p>
3,4,6,7	Landowners of property in Esher St (address not stated)	Does not support the draft Masterplan as 30% of land is proposed for open space which will significantly reduce the value of home. The proposed open space is excessive. Opposed to acquisition for open space.	<p>Response is provided in Part 3 – Delivery of Open Space.</p> <p>Subsequent to Council receiving the submissions, the submitters have been advised that no property will be compulsorily acquired.</p>
5	Individual	Supports the plan and would like to live in Burwood in the future. Suggests more spaces to be able to live in Burwood with higher density.	Noted

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No.	Author	Submission	Response
8	Individual	<p>Recommends Transport for NSW be encouraged to add extra exits on the eastern end of the station on both Northern and Southern sides of Parramatta Rd for greater access and crowd control.</p> <p>Suggests emphasis on active transport corridors parallel to Burwood Rd rather than channelling everything along that route.</p>	<p>The station design was on exhibition from March to May 2022 and approved by the Minister for Planning in January 2023 and is currently under construction.</p> <p>The proposed active transport network will increase opportunities for east-west connections, including cycle path along Neich Parade and through proposed laneways and open spaces.</p>
9	Individual	<p>Masterplan will worsen traffic congestion on Burwood Road and Shaftesbury Road, despite proposed parking measures.</p> <p>Proposed traffic calming measures, reduced speed limits and pedestrianisation of New Street will shift traffic into Shaftesbury Road from Parramatta Road or travel down Shaftesbury Road into Milton Street to access the area.</p> <p>Consider a reduction in height and density to reduce the negative impact of overpopulation and traffic congestion in Burwood.</p> <p>Recommends waiting for confirmation from the State Government that the Burwood North Metro Station is proceeding before proceeding with masterplan.</p>	<p>Response provided in Part 4 – Traffic and Parking.</p> <p>The Sydney Metro West review was completed and recommendations were released in December 2023. The NSW Government has confirmed the revised target date for the opening of Metro West is 2032.</p>
10	Individual	<p>Increasing densities will create further traffic congestion and foot traffic.</p> <p>People unable to find parking to do their shopping with limited time. Visitors have a time limit with metered parking.</p>	Response provided in Part 4 – Traffic and Parking.

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No.	Author	Submission	Response
11	Landowners of 22-32 Meryla Street and 11-15 Wilga Street	<p>Owners in 22-32 Meryla Street are in favour of renewal of their block.</p> <p>Requesting increase of 4.5:1 FSR, as current FSR is not viable for renewal of strata titled blocks. Existing transition area next to Burwood Town Centre with low FSR of 2:1 and 3:1 with little redevelopment along street.</p> <p>Considers higher FSR and HOB would be feasible on this block as it forms transition area from Burwood North to higher density Burwood Town Centre. Overshadowing would fall on Westfield roof-top car park, and site is in good location to public transport and services.</p> <p>Owners have financial cost of land tax and council rate payments due to being located in Burwood Town Centre, but without redevelopment opportunities due to low FSR.</p>	<p>Response is provided in <i>Landowners Submission Report</i> and in Part 3A of this report.</p> <p>The proposal to increase heights and density at 22-32 Meryla Street should be supported with amendments as per the revised Masterplan.</p> <p>Post-exhibition amendments to consider an increase up to FSR 6:1 and HOB to 98m to be consistent with similar development sites linked directly to the provision of public open space.</p> <p>The proposal to increase heights and density at 11-15 Wilga St is not supported and should be maintained due to the restrictive width of the site, and to be consistent with recent development on both neighbouring sites.</p> <p>Financial cost of land tax and Council rates are not a planning consideration.</p>
12	Landowners of 9-9A Grantham Street	<p>Site specific request to upzone 9 & 9A Grantham Street, Burwood from current height of 11m to 20m to align with proposed height of sites on eastern side of Grantham Street (within study area). Site adjoins St John of God Hospital.</p>	<p>Response is provided in <i>Landowners Submission Report</i>.</p> <p>This site is located outside of the Burwood North Study Area and it is recommended that this proposal is not supported.</p> <p>Should the landowners want Council to consider a review of the zoning for these properties, it is recommended they prepare a proponent-led Planning Proposal for consideration by Council.</p>

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No.	Author	Submission	Response
13	Individual	<p>The active transport plan for the masterplan needs:</p> <ul style="list-style-type: none"> • an overpass or underpass of Parramatta Road • details on how it connects to wider area cyclepaths • an accessible overpass or underpass of the railway for cyclists. • the existing bridge at the library is hard to access and need to carry bikes up steps 	<p>There is an existing overpass on Parramatta Road from Broughton Street.</p> <p>The exhibited Active Transport Plan indicates how the proposed cycle paths connect to existing cycleways. Further details will be developed as part of the next stage of the implementation of the Planning Proposal and will be included in the Public Domain Plan and infrastructure delivery plan.</p> <p>Council is currently preparing an Active Transport Plan for Burwood Centre that may include consideration of the existing bridge over the railway line.</p>
14	Individual	<p>Supports the increase to green spaces but not enough for high density population.</p> <p>Burwood lacks lifestyle attractions especially Arts, Entertainment or Fitness compared to other suburbs such as Chatswood, Rhodes or Sydney Olympic Park.</p> <p>Needs a theatre with an indoor stage and changing rooms and warm-up rooms for real productions.</p> <p>Under cover spaces zoned for fitness / exercise use.</p> <p>Suggests an arrangement could be made with MLC to open their pool up to public use in certain hours.</p> <p>Concerned with lack of lifestyle attractions in Burwood that may result in increased garbage, odours and mental health problems as a result of the high population density.</p>	<p>Response is provided in Part 3C– infrastructure to support population growth</p> <p>Council is open to discussions with MLC on sharing of facilities. It is understood that MLC School Aquatic Centre does offer public access to the pool for swimming lessons.</p> <p>Council referred this submission to Council's compliance team who have, under separate cover, provided a response to the concerns relating to the issue of exhaust fumes.</p>

No.	Author	Submission	Response
		Concerned with the exhaust smells from Burwood restaurant area. Are exhaust fumes being monitored and enforced?	
15	Individual	Supports the draft masterplan and the following priorities: <ul style="list-style-type: none"> • Emphasis on community and open spaces. • Sustainable urban development • Enhancement of local amenities and infrastructure • Preservation of cultural heritage and community identity • Active engagement with the community • 	Noted
16	Landowner within 11-13 Burwood Road	Requests building heights on adjacent site to the west be moved/reduced due to potential overshadowing and amenity impacts.	Any future development proposal will need to consider the amenity impacts including solar access on existing development in their design considerations and would be assessed during the development assessment process.
17	Landowner of 27 Neich Parade	Site specific request for greater FSR and HOB as the site across the road is 6:1 and 98m and would result in much lower property value for site. Property is retirement wealth for owners. Current economic conditions of high inflation and high interest rates.	Response is provided in <i>Landowners Submission Report</i> and in Part 3A – Site specific concerns of this report. The proposal to increase heights and density at 27 Neich Parade is partially supported with amendments as per the revised Masterplan. Post-exhibition amendments to explore an increase in the FSR between Britannia Ave and Neich Pde to a minimum FSR 3:1 in line with the proposed Low to Mid Rise Housing SEPP. Post-exhibition amendments to explore an increase in height to 35m (10 storeys) to sites fronting Neich Pde to allow development on wider lots.

No.	Author	Submission	Response
			<p>Building heights within the Masterplan reduce away from Burwood Road to provide graduation for built form to low-density residential outside the precinct.</p> <p>In addition, properties fronting the eastern side of Neich Parade are allowed greater density and height linked directly to the provision of public open space.</p> <p>Financial gain of landowners is not a planning consideration.</p>
18	Landowner of 29 Esher St	Supports the masterplan and proposed rezoning and planning controls for the site. Appreciates the work undertaken by Council in preparing the masterplan.	Noted
19	Individual	Where are proposed shops, cafes and restaurants to be located? Would like to see more diversity and inclusion of other nationalities in shops, cafes and restaurants.	<p>The draft masterplan indicates the locations where retail space and street activation for shops and cafes is preferred.</p> <p>MU1 zoned land would also be required to provide non-residential uses at ground level.</p> <p>The planning controls relate to land use and do not control what types of cafes, shops and restaurants and cuisines should be included in a development.</p>
20	Burwood and District Historical Society	<p>Considers the exhibited heritage analysis to be inadequate and recommends the heritage consultant review the entire precinct for potential heritage significance.</p> <p>Recommends ensuring substantial deep soil planting areas for new trees and no reduction in proposed open space due to low ratio of open space to population and declining tree cover. Existing street</p>	The independent heritage review undertaken as part of the development of the draft Masterplan reviewed existing heritage items. It was not within the scope to do a complete review of all buildings within the Precinct. No additional heritage review is proposed to be undertaken.

No.	Author	Submission	Response
		<p>trees should be protected during redevelopment and any street trees removed should be replaced.</p> <p>Recommends consulting with Sydney airport regarding proposed buildings heights.</p> <p>Concerned with potential overshadowing of Burwood Park for buildings over 20 storeys.</p> <p>Recommends substantial percentage for affordable housing to be included to ensure a socio economic mix and to provide housing for essential workers close to transport.</p>	<p>Proposed DCP amendments will address deep soil planting requirements. Existing street trees fall within Council's <i>Street Tree Management Strategy</i>.</p> <p>Council consulted with Civil Aviation Safety Authority who have informed Council it has no objection to the proposed heights under the draft masterplan as they are below the Obstacle Limitation Surface for Sydney Airport.</p> <p>The proposed built form in the precinct is for tall slim towers with fast moving shadows to minimise the impact of overshadowing across public spaces.</p> <p>Response in relation to affordable housing is provided in Part 3D of this report.</p>
21	The Planning Hub, on behalf of owners of 38 and 40 Neich Parade	<p>Seeks an increase in HOB and FSR for the site to 98m and 6:1.</p> <p>Considers no justification for lower HOB and FSR compared to adjoining sites due to location and high level of accessibility to transport, services and open space.</p> <p>Sites should increase in height and density towards Burwood Park and create a gateway into precinct.</p>	<p>Response is provided in <i>Landowners Submission Report</i> and in Part 3A of this report.</p> <p>The site amalgamation of 38-40 Neich Parade with adjacent lots is a requirement of the Masterplan to ensure development rights are pooled across sites and the provision of public open space is delivered in line with the increased resident and worker population.</p> <p>It is recommended that the proposal to increase heights and density is partially supported with amendments as per the revised Masterplan.</p> <p>Post-exhibition amendments to consider an increase up to FSR 6:1 and HOB to 98m to be consistent with similar</p>

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No.	Author	Submission	Response
			development sites linked directly to the provision of public open space.
22	The Planning Hub, on behalf of owners of 34 and 36 Neich Parade	<p>Seeks removal of open space requirement and increase in HOB and FSR to 65m and 4:1 across both lots.</p> <p>Identification of site for open space is unreasonable and would sterilise the land from future development in line with surrounding area.</p> <p>Contests the need for additional open space so close to Burwood Park and the capacity of Burwood Park.</p> <p>Concerned proposed rezoning and requirement to provide open space is restrictive and significantly devalues the land with no details on Council's acquisition.</p>	<p>Response is provided in <i>Landowners Submission Report</i> and in Part 3A of this report.</p> <p>The site amalgamation of 34-36 Neich Parade with adjacent lots is a requirement of the Master Plan to ensure development rights are pooled across sites and the provision of public open space is delivered in line with the increased resident and worker population.</p> <p>It is recommended that the proposal to increase heights and density is partially supported with amendments as per the revised Masterplan.</p> <p>Post-exhibition amendments to consider an increase up to FSR 6:1 and HOB to 98m to be consistent with similar development sites linked directly to the provision of public open space.</p>
23	The Planning Hub, on behalf of owners of 23 Meryla and 37 Archer St	Submission seeks increase in FSR to 4.5:1 and removal of open space requirement and reduction in size of min site amalgamation due to feasibility.	<p>Response is provided in <i>Landowners Submission Report</i> and in Part 3A of this report.</p> <p>The amalgamation pattern is designed to promote the north-south orientation of residential towers, promoting adequate solar access to residences, and limiting overshadowing of public space.</p> <p>It is recommended that the proposal to increase heights and density is partially supported with amendments as per the revised Masterplan.</p>

No.	Author	Submission	Response
			<p>Post exhibition amendments to consider increasing the FSR of the amalgamated site to FSR 4:1, to be consistent with anticipated development outcomes on adjoining sites, while allowing adequate provision of open space. HOBs increased accordingly.</p> <p>The provision of open space is required across the Burwood North precinct where resident and worker populations will increase under the masterplan. Post exhibition amendments to amalgamations and proposed built form on this block are to be reviewed to ensure all sites contribute to the required public space.</p>
24 & 25	St Vincent de Paul Society, Western Sydney Region and (St Martha's Conference Strathfield	Seeking inclusion of mandatory 15% quality affordable housing target in perpetuity in masterplan and requiring affordable housing to be managed by not-for-profit community housing provider	Response is provided in Part 3D – Affordable Housing, of this report.
26	Land and Housing Corporation (LAHC)	Refer to summary in Part 4 - Agency, institutional and peak body feedback of this report.	Refer to response in Part 4 - Agency, institutional and peak body feedback of this report.
27	Individual	Meryla Street should be lifted to 8-12 levels or a mix of buildings even higher on both sides of the street, or a mix of buildings even higher on both sides of the street	<p>Response is provided in <i>Landowners Submission Report</i> and in Part 3A of this report.</p> <p>It is recommended that the proposal to increase heights and density is partially supported with amendments as per the revised Masterplan.</p>

No.	Author	Submission	Response
28	WillowTree Planning - MLC School	<p>Seeks reassurance that the SP2 land use zoning would be expanded to ensure compatibility with the required land uses and supporting facilities for MLC School as an education establishment.</p> <p>Supports the proposed increase to FSR for the MLC School, however request this is reviewed to allow for the school to grow commensurate with the scale of expectant change under the draft masterplan.</p> <p>Supports the removal of a maximum building height threshold on the Site.</p> <p>Supports the absence of building setbacks to the MLC School campus.</p> <p>Does not support the designation of Park Road as a shared space on Park Road due to the potential to significantly disrupt the current operation of the MLC School, the preference is for Park Road to be a one-way street.</p> <p>Supports the one-way traffic flow on Park Street, however request this is revised so that traffic flow is north only toward Parramatta Road.</p> <p>Requests the opportunity to engage directly with Burwood Council to discuss their operational requirements in terms of vehicles and access around the Site, in order to inform, the movement strategy for Park Road.</p> <p>Requests further guidance should be provided implementation of masterplan in planning controls.</p>	<p>Response is provided in <i>Landowners Submission Report</i>.</p> <p>It is recommended the amendments to the revised masterplan remove height and density controls from SP2 Infrastructure zone (educational establishments).</p> <p>Appropriate controls, including requested traffic flows to be explored within the DCP including requirement to incorporate masterplans for school sites.</p>
29	TfNSW	Refer to summary in Part 4 - Agency, institutional and peak body feedback of this report.	Refer to response in Part 4 - Agency, institutional and peak body feedback of this report.

No.	Author	Submission	Response
30	Urban Possible, on behalf of owners of Nos.2-4 Meryla St	<p>Seeks an increase in FSR for subject site from 2:1 to 3:1 and HOB between 8-10 storeys.</p> <p>Provides built form testing and alternative scheme for Northern and Southern sides of Meryla St that proposes:</p> <ul style="list-style-type: none"> The redistribution of FSR to the northern and southern sides of Meryla Street to reduce the FSR on the northern side of Meryla Street, between Archer St and Esher Street from 3:1 to 2.5:1; and Increase the FSR the southern side of Meryla Street, between Shaftesbury Road and Burwood Road, with sites between having a FSR of 2.5:1 and 3:1 <p>Concerned with the extent of overshadowing on their site from the proposed building envelopes on northern side of Meryla St. Provides built form testing and an alternative scheme that:</p> <ul style="list-style-type: none"> Suggests the rotation of buildings to the northern side of Meryla Street to have a north-south axis to reduce the extent of overshadowing providing additional opportunities to extend the open space along the northern side of Meryla Street for an improved streetscape amenity and appearance; Requires a stepped setback to the upper levels above 5 storeys to improve solar access to Meryla Street and sites along the southern side of Meryla Street, <p>Suggests the Masterplan should maintain the predominant and established street setback of 3 metres along Shaftesbury Road, between Wilga Street to the south and Meryla Street to the north and not increase the setback to 6m as indicated on the draft Masterplan.</p>	<p>Response is provided in <i>Landowners Submission Report</i> and in Part 3A of this report.</p> <p>It is recommended that the proposal to increase heights and density is partially supported with amendments as per the revised Masterplan.</p> <p>Post exhibition amendments to consider increasing the FSR of the amalgamated site at No.2-4 Meryla Street to FSR 3:1, and HOB to be increased to 10 storeys to be in line with adjacent increases in density.</p> <p>The higher building densities to the north of Meryla Street relate to the public open space required to be provided on these sites.</p> <p>The built form of towers on sites north of Meryla Street are to be orientated north-south, with controls to be introduced to limit east-west width.</p> <p>A primary building setback to both sides of Meryla Street of 4m (up to 4 storey) with a secondary setback of a further 2m (above 4 storey) are to be introduced to improve solar access.</p> <p>Post exhibition amendments to the amalgamation plans with adjacent site (No.6-8 Meryla St), which would improve the development outcome for the sites and allow for a more viable building footprint with adequate street setbacks and building separation.</p>

No.	Author	Submission	Response
31	Individual	<p>Provided a range of recommendations for the implementation of the masterplan:</p> <ul style="list-style-type: none"> • Communications system for Council to communicate with residents about the public areas within the precinct. This might be a good way to identify problems and to sort out solutions. Responsibility for management of laneways should be part of this. • Vehicular access to laneways should be prohibited for public safety. • Night time lighting of the laneways (LED) is necessary especially to protect women at night. • Laneways should be named. • Close access to and from Burwood Road and replace the end areas with small green spaces and possibly a community garden in one spot. • A team of Aboriginal consultants should be established before design and construction begins in order to determine ways to make Connection to Country an action principle for all planning for the precinct. • The use of artificial swales should be considered as a way of mimicking the ponds that may have filled from time to time in the distant past and offered opportunities for children to paddle and play in. • Exclude all vehicles except emergency vehicles from laneways. • Slow vehicles to 10 KM per hour at roads within the precinct and provide footpaths along their routes. • Use permeable surfaces to mitigate heat and ensure green canopy for pedestrians. • Design of housing must take into account present and future needs for new appliances and systems for energy and cooling– 	<p>Where suitable, the suggestions provided relating to sustainability measures, public art, safety, Crime Prevention Through Environmental Design and liveable housing will be considered for inclusion in the drafting of the site specific DCP for the Burwood north Precinct.</p> <p>The draft DCP will be exhibited and the community will have the opportunity to review and provide feedback on the proposed controls.</p> <p>Vehicular access to laneways is required for servicing businesses and residents within the buildings.</p> <p>Vehicle speeds may be reduced to improve pedestrian safety with possibility of shared lanes subject to approval by TfNSW. Council intends to name all new laneways, and at this stage no decisions have been made with respect to naming protocols.</p> <p>Burwood Road is a collector road and essential for bus routes heading north-south through Sydney. Council and TfNSW are unlikely to support the closure of Burwood Road. Traffic-calming interventions will reduce the movement of cars and improve the flow of bus traffic, better connecting residents to suburban centres.</p> <p>First Nations engagement was undertaken during the development of the draft masterplan and a series of design principles were established to guide future planning and design. These principles have been incorporated into the Masterplan.</p>

No.	Author	Submission	Response
		<p>for example, inverters, solar panels, batteries, EV charges, electric heat pumps and water storage systems.</p> <ul style="list-style-type: none"> • Include reference to Liveable Housing Design Guidelines in DCP • The requirement for public use rooms within the tall apartment buildings should be considered. • Before finalising the Master Plan, seek the development of a cultural and arts strategy which will address and implement the principles and foundations of the Plan. • Provide artworks that foster thought and imagination and challenge people to broaden their experiences and connect with one another and to place. • Provide a room for young artists to connect with each other and use their computers and musical instruments for experimentation, creation and performance. • Complete and implement a plan for electric buses (smaller than the present cumbersome buses) to travel along the section of Burwood Road encompassing the town centre in the first instance. Identify the later extended route to Campsie station and on the northern end, across Parramatta Road and along Burwood Road to Bayview Park. This would involve the Canada Bay and Canterbury-Bankstown Councils – but it is do-able if the State Government brings the necessary funds to the table. • Plan for the removal of cars from the Northern end of Burwood Road (as far as Parramatta Road), with drop off and pick up points along Parramatta Road. • The first principle should read – “Ensure that Burwood North is a sustainable urban renewal precinct, that showcases and implements the move to net zero carbon operations.” • The Master Plan strategies should read – “Drives the transition to net zero emissions within the precinct so that the precinct 	<p>The design of public spaces will form part of the implementation of the masterplan.</p>

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		<p>becomes a guide for future residential developments across Sydney.”</p> <ul style="list-style-type: none"> • The Council should prepare a companion document outlining the energy efficiency standards required for apartments and other dwellings. This will require detailed discussion with large energy companies familiar with provision for housing estate developments and apartment blocks. • The sustainability standards should be mandated in Council regulations – beyond the level of NatHERS 7 and include mandatory solar panels on roofs at construction, with apartments wired so that they can benefit from energy created on the building roof. • The Council should determine a strategy for battery storage of solar generated on site and examine costs, grants and management options. • Gas stoves and ovens, gas barbecues should be disallowed. Induction stoves should be mandated. These are available for all types of cooking and can be installed in barbecues. • Provision for electric vehicles including e-bikes and e-scooters will need to be made. Charges will need to be available within the Precinct. The Council will need to develop standards and design requirements for these vehicles. 	
32	Landowner of 9 Milton Street	<p>Suggests the proposed height is lower than adjoining sites due to location of site north of the proposed open space. Lower height has devalued property.</p> <p>Seeks same height as adjoining from 28m to 50m (15 storeys). There will still be a minimum of 2hrs sunlight on the park given this height.</p>	<p>Response is provided in <i>Landowners Submission Report</i> and in Part 3A of this report.</p> <p>Property value is not a planning consideration.</p> <p>However, following the urban design review of this block undertaken by Cox Architecture, it is recommended that the proposal to increase heights and density is partially supported with amendments as per the revised Masterplan.</p>

No.	Author	Submission	Response
			<p>Post exhibition amendments to consider increasing the FSR of the amalgamated site to FSR 4:1, to be consistent with anticipated development outcomes on adjoining sites.</p> <p>Height to be increased to 65m (20 storeys) for part of the site, with part at 28m (8 storeys) to limit overshadowing of open space to the south.</p>
33	Landowner in Britannia Avenue	<p>Seeks increase in FSR for block between Britannia Ave and Neich Parade (from 2.5:1 and 3:1 to 3.5:1 and 6:1) to incentivise large amalgamations patterns to create larger developments and minimise smaller multiple developments especially in streets with homes on small land sizes. The setbacks proposed in the masterplan will affect the development of these properties because of their small land size.</p> <p>Suggests relocating proposed cycleway to the boundary of Southern Cross college which will create easier access and better use for future residents and the college. Proposed location is close to the proposed cycleway in Britannia Lane.</p> <p>Seeks increase in FSR for block between Meryla St and Wilga St (from 2:1 and 3:1 to 6:1 FSR) due to proximity to Westfields and Burwood Park to incentivise redevelopment of older flats.</p>	<p>Response is provided in <i>Landowners Submission Report</i> and in Part 3A of this report.</p> <p>Post-exhibition amendments to explore an increase in the FSR between Britannia Avenue and Neich Parade to a minimum FSR 3:1 in line with the proposed low to mid-rise housing SEPP provisions.</p> <p>An increase to FSR on the lot fronting Parramatta Rd is not supported due to its specific site constraints. (i.e. narrow dimensions, setback requirements and east-west orientation)</p> <p>Reduction from 6m to 3m for the landscape setback along Parramatta Road to allow for the delivery of connected through site links to the rear of properties fronting Parramatta Road and to minimise potential maintenance issues and liabilities for Council.</p> <p>The lots fronting Neich Pde are tilted off-north increasing the overshadowing of the street, and the greater depth of these lots allows for the greater setback. Britannia Ave has</p>

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			<p>a very narrow road reserve (9m), necessitating a greater setback for potential tree planting.</p> <p>The cycleway is subject to post-exhibition review. Note that the east-side alignment allows for connection between open spaces and services the greater number of proposed dwellings.</p> <p>Post-exhibition amendments to explore an increase to FSR between Meryla St and Wilga St to FSR 6:1 where linked directly to the provision of public space within the redevelopment of amalgamated lots.</p>
34	Individual	Building of apartments has caused congestion in traffic and foot traffic. People unable to find parking to do their shopping with limited time. Also people wanting to come to see their relatives have a time limit with metered parking.	Response is provided in Part 3B of this report.
35	Developer on behalf of 21-23 Wilga Street Burwood	Current controls unfeasible for redevelopment along Wilga St due to strata titled units. FSR is not enough incentive to acquire and redevelop. Uplift on this block is appropriate as it is well located and redevelopment would fit the vision for Burwood Town Centre and Burwood North. Suggests an increase in FSR to 6:1.	<p>Response is provided in Landowners Submission Review and in Part 3A of this report.</p> <p>It is recommended that the proposal to increase heights and density is supported with amendments as per the revised Masterplan.</p> <p>Post-exhibition amendments to consider an increase up to FSR 6:1 and HOB to 98m to be consistent with similar development sites linked directly to the provision of public space within the redevelopment of amalgamated lots.</p>

No.	Author	Submission	Response
36	Individual	<p>Concerned with increase in density under masterplan will exacerbate existing traffic and parking issues around Park Road and surrounding MLC School.</p> <p>Burwood LGA already has the lowest amount of green space and MP will adversely impact the amenity of its residents. Increasing some green space near Parramatta Road will not result in liveable space.</p> <p>Plan should not be finalised until plans for surrounding Councils along Parramatta Road are exhibited and impacts considered holistically for the whole of Sydney. Burwood Council has a density almost double that of adjoining councils.</p>	<p>Response is provided in Part 3B and 3C of this report.</p> <p>The Burwood North Masterplan provides a coordinated vision for the next 20 years to avoid ad-hoc planning proposals which may result in piece meal development without consideration for precinct wide impacts and improvements to infrastructure and amenity. Strategic Planning is required to ensure housing delivery is located in the most suitable locations within the LGA. Burwood North is ideally located with access to public transport and future public transport via Sydney Metro West.</p>
37	Chapman Planning, on behalf of landowners of 25-25A Burwood Road and 35AA Burwood Road	<p><i>25-25 A Burwood Road</i></p> <p>No objection to the provision of a pedestrian link (subject to site amalgamation with 21 Burwood Road) through the site at the ground floor level adjoining commercial space creating activation of the pedestrian link.</p> <p>Concerned proposed cycleway is an unnecessary burden on the site. Suggests relocation of cycleway (see diagram) relocation of cycleway along Milton Street and Nicoll Lane.</p> <p>25-25A Burwood Rd should not be burdened by a pedestrian link over site if site amalgamation is not achieved.</p> <p>No density bonus provided for the provision of pedestrian link / public benefit. Adjoining lot 21 Burwood contains 9 strata lots. Suggests FSR bonus provision within the Burwood LEP that as a minimum corresponds to the floor area dedicated to the pedestrian link at the ground floor of any future development of an amalgamated site.</p>	<p>Response is provided in <i>Landowners Submission Review</i> and in Part 3A of this report.</p> <p><i>25-25A Burwood Road</i></p> <p>It is recommended to support the suggestion to review the location of the cycleway and the through-site link should be pedestrian only, at ground level. Relevant Master Plan diagrams to be adjusted.</p> <p>Request for increase in density is not supported. The site benefits from the increased amenity and desirability of the significant amount of public space (provided by others) adjacent to the west edge of the site. A through-site link potentially provides access to this amenity from dwellings within the site as well as their address to Burwood Road. No further bonuses are required to deliver the through-site link.</p>

No.	Author	Submission	Response
		<p><i>35AA Burwood Road</i> Mismatched density and height controls of 4:1 FSR and 18m HOB.</p> <p>Proposes 35m HOB should be applied to the site for consistency with the building height on Burwood Road to allow for future redevelopment and potential additions to existing building.</p>	<p><i>35AA Burwood Road</i> It is recommended that the proposal is supported with amendments as per the revised Masterplan.</p>
38	Avenue Town Planning, on behalf of landowners of 17-23 Neich Parade, 25-31A Neich Parade, 12-20 Britannia Avenue	<p>Seeks increase in FSR by 20% due to development feasibility and the rising cost of development. Current site value as homes is worth more than proposed development sites under FSR of 2.5:1. Seeks increase in FSR to incentivise redevelopment of land.</p> <p>Transition of height between eastern side and western side of Neich Parade is unbalanced. Seeks increase in height for sites ranging from 35m to 50m to create capacity for improved solar access.</p>	<p>Response is provided in Landowners Submission Review and in Part 3A of this report.</p> <p>It is recommended that the proposal to increase heights and density is supported with amendments as per the revised Masterplan.</p> <p>Post-exhibition amendments to explore an increase in the FSR up to 3:1 between Britannia Ave and Neich Parade.</p> <p>Post-exhibition amendments to explore an increase in height to 35m (10 storeys) to sites fronting Neich Parade to allow development on wider lots. Height to remain consistent with the exhibited masterplan at 28m (8 Storeys) on Britannia Ave where narrower north-south orientated sites allow for more efficient site planning.</p> <p>Building heights within the Masterplan are lower at the edges of the Precinct to provide graduation for built form to low-density residential outside the precinct. In addition, properties fronting the east side of Neich Parade are proposed to have greater density and height linked directly to the provision of Public Open Space.</p>

No.	Author	Submission	Response
39	Alpha House Group – Developers for 320 Parramatta Rd	<p>Concerned with potential amalgamation patterns in masterplan, prefers minimum site area 1500sqm. Site patterns would limit ability to deliver open space. Suggests relocation of site link.</p> <p>Suggests that 320 Parramatta Road should be FSR of 6:1 across entire lot not small portion of 2.5:1</p> <p>Suggests heights and FSRs along Parramatta Road frontage should be increased as they are not feasible.</p>	<p>Response is provided in Landowners Submission Review and in Part 3A of this report.</p> <p>A significant portion of 320-324 Parramatta Road is too narrow to facilitate dense development (20m wide) and isolated from a street address. Vehicle access from Parramatta Road to the property will be restricted. The exhibited masterplan amalgamation pattern provides outcomes such as an efficient north-south orientated residential tower compliant with site setbacks and building separation controls to adjoining development.</p> <p>The amalgamation allows for provision of open space and the laneways and links required for pedestrian movement and servicing of the block.</p> <p>Post-exhibition amendments to explore an increase in the FSR to a minimum FSR 3:1 in line with the proposed low and mid-rise housing SEPP provisions, with the HOB increased accordingly. The rest of the amalgamated site remains as exhibited at FSR 6:1.</p>
40	GYDE on behalf of Alpha House Group for 302-312 Parramatta Road	<p>Concerned with accessibility and connectivity through the site, including the location of the through-site links on subject site and future connection to road crossing and access to Concord Oval.</p> <p>Draft Masterplan assumes that existing mid-block strata development (at No.316 Parramatta Road) will remain in the short to mid-term. There are opportunities to improve east-west connectivity should these sites be redeveloped in the future.</p>	<p>Response is provided in Landowners Submission Review and in Part 3A of this report.</p> <p>Suggestions made in relation to built form and development controls on the northern side of Parramatta Road and Burwood North Metro station are noted and located within Canada Bay LGA.</p>

No.	Author	Submission	Response
		<p>Issues relating to land tenure and leaseholds will need to be considered in addition to the extent of land ownership boundaries. Proposes alternate built form modelling to accommodate the public domain opportunities whilst also catering for the needs of their existing tenant.</p> <p>Seeks to increase FSR on the eastern side of subject site from 3:1 to 6:1 to follow the cadastral boundary. Provides site modelling to demonstrate requested FSR of 6:1 can be accommodated on the site within the building envelopes recommended by the draft Master Plan.</p> <p>Seeks increase in FSR part of site facing Parramatta Road from proposed 2.5:1 to 4:1 with building heights ranging from 13 to 11 storeys in the street block which includes the subject site</p> <p>Considers the three storey street wall with secondary heights of 8-10 storeys inadequate to facilitate redevelopment in the short to mid term. The proposed height along Parramatta Road is insufficient and does not match the potential to improve pedestrian amenity and protect land uses from heavy traffic noise.</p> <p>Suggests the development controls on the north of Parramatta Road focuses too much on the west of the railway station instead of creating intensity around the future station entries and should be reviewed.</p> <p>Seeks increase maximum floorplate size from 750sqm to 1000sqm GBA to allow greater flexibility on sites with good orientation where solar access can be optimised and will be consistent with other high-density environments. The modelling undertaken for Canada Bay Council in the Stage 1 PRCUTS planning proposal, for example,</p>	<p>Comments in relation to accommodating long term lease arrangements on the site are not part of the consideration of the draft masterplan. The draft masterplan is Council's long term vision for the precinct. The staging and timing of future developments is the responsibility of landowners and developers.</p> <p>Post-exhibition amendments to explore an increase in the FSR to a minimum FSR 3:1 in line with the proposed amendments to the Low and Mid Rise Housing SEPP with the HOB increased accordingly. The FSR of 6:1 at the rear of the site is to extend to the east boundary (and across the adjacent lots to Shaftsbury Road).</p> <p>Post-exhibition amendments will consider an increase in the minimum floor plate above 8 storeys to 850sqm GBA. This may facilitate greater design flexibility within the built form envelopes derived from the above HOB and FSR.</p> <p>The Master Plan assumes that the strata titled site at No. 316 Parramatta Road will remain as it is for some time.</p> <p>Building setbacks and laneway controls are proposed to be refined as part of the implementation of the Planning Proposal and will give consideration to the future long term development of the site.</p> <p>Post-exhibition amendments will consider an adjustment to the amalgamation pattern to include one of the lots fronting Shaftsbury Road allowing access to the site.</p>

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No.	Author	Submission	Response
		assumed a maximum floorplate size of 1,000sqm. City of Sydney for example, floorplate size of 750sqm (GFA) is imposed via the development control plan (DCP).	
41	NSW Health - Sydney Local Health District	Refer to summary in Part 4 - Agency, institutional and peak body feedback of this report.	Refer to response in Part 4 - Agency, institutional and peak body feedback of this report.
42	JVUrban and GYDE on behalf of Develotek for 1-15 Esher St	<ul style="list-style-type: none"> Seeks an increase in building height from the exhibited 98m (approximately 30 storey tower) to 112m (approximately 34 storeys) and modifications to setbacks and podiums. No increase in FSR has been requested. Provides built form testing of three options to demonstrate that preferred option of increasing height to 112m (34 storeys) with a slightly larger proposed open space of 1,300 sqm. Provides preliminary testing for an option to increase to 40 storeys. To enable redevelopment of the key site, submission suggests that draft MP requirement for solar access to public open spaces should not apply to this site as detailed built form testing confirms less than 5% of the proposed open space may achieve 2 hours of sunlight between 9am and 3pm during mid winter. Solar access diagrams are provided to demonstrate this and how a taller slender building will result in faster moving shadows. Building separation to western site interface is compromised due to nil setback on existing adjacent properties along western side of Webbs Lane. The existing development includes habitable windows overlooking the subject site. Future development may compromise the outlook of existing east facing units. 	<p>Response is provided in Landowners Submission Review and in Part 3A of this report</p> <p>FSR to be maintained as exhibited, 6:1 FSR with HOB at 98m (30 storeys), to be consistent with surrounding landholdings and potential built form and development outcomes.</p> <p>Post-exhibition amendments will consider an increase the minimum floor plate above 8 storeys to 850sqm GBA. This may facilitate greater design flexibility within the built form envelopes derived from the above HOB and FSR.</p> <p>Any setback from the proposed open space should be from its boundary and not reduce the area of required open space – it is proposed to provide specific details as to the minimum area required to be provided as open space as part of the Planning Proposal</p> <p>Minimum setbacks to Milton Street to be maintained (noting increase to maximum tower GBA).</p>

No.	Author	Submission	Response
		<ul style="list-style-type: none"> The distribution of buildings heights under draft MP does not reflect the identified opportunities or take into account the topography of the precinct. Allocation of maximum building heights near the metro would strengthen the urban form profile (justification for greater height). Suggests the draft MP fails to provide strong principles to guide the delivery of harmonious streetscape proportions along Milton St and Esher St. The distribution of heights delivers a fragmented street wall profile and undesirable built form proportions. The proposal seeks: <ul style="list-style-type: none"> Increased setback from 0m to 3m to increase the size of the public open space with improved solar access. Increased tower height to improve building form and emphasis above the Metro Station entry to announce the location of the public transport node. Increased northern podium setback ensures some improved outlook and daylight access to the adjacent property to the west located at No.10-12 Burwood Road Consolidated tower footprint to enable reduced building heights at the southern end of the site (from 3m to 11m on secondary setback) allows for improved outlook to the adjacent development at No. 18-22 Burwood Road. Stepped podium heights and tower profile to promote slender tower proportions. 	

No.	Author	Submission	Response
43	Consortium of landowners in Block H – (Meryla St, Archer St, New Street and Esher St)	<p>Objects to the proposed controls under draft masterplan for the area.</p> <p>Considers proposal to be an inequitable distribution of FSR and HOB due to open space requirement on some sites.</p> <ul style="list-style-type: none"> Proposed 3:1 FSR is insufficient to promote redevelopment of land due to existing house values and proximity to Burwood North Metro Station. Seeking an increase in FSR to 4.5:1 for following reasons: <ul style="list-style-type: none"> The “Meryla Corridor” is suitably located to become an extension of the Burwood Town Centre which is a 4.5 FSR Provides example of proposed built form scale for Planning Proposal for Nos.166-204 Parramatta Rd, Croydon which is larger in scale and further away from Metro Station. Concerned developers will use an opportunity to buy properties at 3:1 FSR but then have Council increase the density considerably, resulting in home owners missing out on the uplift. Proposed FSR provides no economic benefit/ incentive to redevelop due to increase in house prices and land value. Seeking to remove proposed open space requirement in this area for following reasons: <ul style="list-style-type: none"> Sites identified with open space requirement are devalued. Open space should be relocated on more constrained land. Sites identified for park are not flood constrained and the high risk flooding areas on the western side of block are identified for future high density development. 	<p>Response is provided in Landowners Submission Review and in Part 3A of this report.</p> <p>The provision of open space is required across the Burwood North precinct where resident and worker populations will increase significantly under the masterplan.</p> <p>Post exhibition amendments to site amalgamation patterns and proposed built form on this block are to be reviewed to ensure all sites contribute to the required open space (noting the increased amenity and value open space provides to future residents in the Precinct).</p> <p>Post exhibition amendments to consider increasing the FSR of the amalgamated site to FSR 4:1, to be consistent with anticipated development outcomes on adjoining sites, while allowing adequate provision of open space. HOBs are proposed to be increased accordingly.</p> <p>The amalgamation pattern is designed to promote the north-south orientation of residential towers, promoting adequate solar access to residences, and limiting overshadowing of open space.</p>

No.	Author	Submission	Response
		<ul style="list-style-type: none"> ○ The need for a park in this location is not demonstrated, as the site has access to open space within 200m with minimum size of 1500sqm. Proposed park on Milton street will be located 130m from the subject site and Burwood Park is located 160m.' ○ Considers the proposed 0.41 Ha linear park will make little impact to alleviate current pressure on Burwood Park. Proposed linear park is unreasonable and unnecessary as it fails to meet linear park criteria in draft masterplan – and should be relocated to more constrained sites. • Considers proposed site amalgamations are over ambitious and unachievable. Suggests site amalgamation sizes be reduced from 1,500sqm to 1,000sqm. <p>Submission includes a petition signed by 15 landowners with concerns relating to proposed densities, heights and greenspace.</p> <p>Petition seeks increase in FSR to 4.5:1 and removal of open space requirement and reduction in size of min site amalgamation due to feasibility.</p>	
44	Smith and Tzannes on behalf of Aenona Pty Ltd for 1-15 Esher St	<p>The submission seeks an increase in building height from the exhibited 98m (approximately 30 storey tower) to 127m (approximately 39 storeys) and modifications to setbacks and podiums. No increase in FSR has been requested.</p> <p>Provides built form testing of three options:</p> <p>Scenario 1. Built form as per draft masterplan. The residential built form footprints and heights as illustrated in the Building Heights Diagram is unable to achieve the desired FSR of 6:1. The Building</p>	<p>Response is provided in Landowners Submission Review and in Part 3A of this report</p> <p>FSR to be maintained as exhibited, 6:1 FSR with HOB at 98m (30 storeys), to be consistent with surrounding landholdings and potential built form and development outcomes.</p> <p>Post-exhibition amendments will consider an increase the minimum floor plate above 8 storeys to 850sqm GBA. This</p>

No.	Author	Submission	Response
		<p>Heights Diagram shows three heights mapped across the site (0m, 28-30m and 98m). This achieves an FSR of 4.94:1.</p> <p>Scenario 2: Increase height to 37 storeys. An additional 9 storeys and 27m (37 storeys total and 125m) would be required (including an additional rooftop plant level) to achieve an FSR of 6:1.</p> <p>Scenario 3: There is a discrepancy between the Building heights diagram and the proposed Height of Buildings diagram in the Masterplan. The Building Heights diagram has a finer grain approach with the southern portion of the building mass with an 8 storey component. The Height of Buildings Diagram does not reflect this 8 storey portion. Modelling was undertaken to understand the opportunities of having a larger tower footprint that was setback only 6m off the Milton Street boundary. The desired FSR of 6:1 was easily achieved.</p> <p>Scenario 2 outcome is preferable over extending the tower footprint, as it results in greater building separation to the south, reduced over shadowing and a more slender and efficient building footprint which is able to achieve greater solar amenity and cross ventilation for future apartments.</p>	<p>may facilitate greater design flexibility within the built form envelopes derived from the above HOB and FSR.</p> <p>Any setback from the proposed open space should be from its boundary and not reduce the area of required open space – it is proposed to provide specific details as to the minimum area required to be provided as open space as part of the Planning Proposal</p> <p>Minimum setbacks to Milton Street to be maintained (noting increase to maximum tower GBA).</p>

No.	Author	Submission	Response
45	Hatch, on behalf of Pacific Oasis Consolidation Group for 17-23 Esher St	<p>This submission seeks an increase in building height from the exhibited 65m (approximately 20 storey tower) to 76m (approximately 23 storeys) and an increase in FSR from 6:1 to 7.2:1. FSR 6:1 is considered too low to create a viable development for the site based on the other site controls and proposed height does not align with the pattern of development set out in the Masterplan.</p> <p>The built form testing demonstrates a mismatch of controls with proposed HOB and FSR for site. Modelling demonstrates the proposed FSR of 6:1 and HOB of 65m do not match. A fully compliant scheme with FSR of 6:1 could be achieved in a HOB of 58.1m and therefore resultant HOB is inconsistent with the vision and height strategy under draft masterplan.</p> <p>Demonstrates that a 3.2m floor to floor height scenario would result in 59.7m at 18 storeys and still be inconsistent with height (whilst still achieving 6:1 FSR). Proposes a higher FSR to achieve the 65m HOB.</p> <p>Demonstrates under proposed controls, that the tower has a very small footplate of 600sqm GBA. A taller building is necessary to compensate for small floorplate and deliver a viable tower development and encourage the principles of stepping down from height, as the adjacent sites to the north are taller. Testing of built form indicates an increase to 23 storeys with additional setbacks would result in no greater impact on overshadowing of adjoining properties.</p> <p>Seeking additional residential GFA by providing additional public benefit with a through-site link connecting with adjacent link along</p>	<p>Response is provided in Landowners Submission Review and in Part 3A of this report.</p> <p>FSR to be maintained as exhibited - 6:1 FSR with HOB at 65m, to be consistent with surrounding landholdings and potential built form and development outcomes.</p> <p>Post exhibition amendments should consider the provision of another form of public benefit should be provided on the site to warrant the currently proposed density.</p> <p>The east-west through-site link is not required. The through-site links in the Master Plan between Burwood Rd and Webbs Lane are to promote connectivity between the Burwood Rd retail strip and activated laneways to the rear of the retail.</p>

No.	Author	Submission	Response
		<p>Burwood Road, and additional retail space on ground floor thereby unlocking permeability and connectivity within the precinct.</p> <p>Proposal is considered to provide the following public benefits:</p> <ul style="list-style-type: none"> Proposed new activated through-site link connecting Burwood Road to Esher St Additional ground floor retail and non-residential uses (addition 665sqm) to support street activation. More housing within walkable distance to high capacity public transport 	
46	Hatch, on behalf of Sundale Neich Development for 10-12 Neich Parade	<p>Provides site modelling that seeks an increase in FSR from 6:1 to 7.1:1 and HOB to 33 storeys (108m).</p> <p>The tower floorplate of 750sqm GBA is also a limiting factor in meeting the true FSR for the development of the site. A gross floorplate of 875m² is preferred as the maximum GBA control in line with best practice.</p> <p>The height control in meters should be revised to reflect the true potential development outcome and increase floor-to-floor height standards.</p> <p>Adjust podium height controls to reflect the true height of up to 3-4 storeys, between 10.9m - 14.1m as a minimum.</p> <p>Concerned with providing residential uses on ground floor – recommends allowing additional non-residential uses to be introduced where the site fronts onto Neich Parade that will align with</p>	<p>Response is provided in Landowners Submission Review and in Part 3A of this report.</p> <p>FSR to be maintained as exhibited, 6:1 FSR with HOB at 98m (30 storeys), to be consistent with surrounding landholdings and potential built form and development outcomes.</p> <p>Post-exhibition amendments will consider an increase in the minimum floorplate above 8 storeys to 850sqm GBA. This may facilitate greater design flexibility within the built form envelopes derived from the above HOB and FSR.</p>

Item Number 28/24 - Attachment 4
Attachment 4 - Engagement Outcomes Report - Burwood North Precinct Masterplan - May 2024

No.	Author	Submission	Response
		<p>the Masterplan vision for active travel and the metropolitan character of the area.</p> <p>A 2m secondary setback is recommended along the northern edge.</p>	
47	Planning Ingenuity, on behalf of Conquest for Meryla St and Wilga St	<p>Seeks increase in building heights up to 20 storeys, similar to neighbouring sites in MP area and FSR ranging from 6:1 down to 4.5:1 across the block.</p> <p>Whole block is suitable due to location and can accommodate an increased height and density to built form, streetscape character and activation of the precinct to respond to desired future character of the precinct and ensure short and long term sustainable growth of the Burwood Town Centre.</p> <p>Increased built form would have no adverse impact on Burwood Westfields to the south.</p> <p>Suggesting a 6m secondary setback.</p> <p>Relocating green link through block.</p>	<p>Response is provided in Landowners Submission Review and in Part 3A of this report.</p> <p>Post-exhibition amendments to consider a range of FSR from 3:1 up to 6:1 and HOB from 30m up to 118m to be consistent with similar development sites linked directly to the provision of public open space.</p>
48	Shelter NSW	Refer to summary in Part 4 - Agency, institutional and peak body feedback of this report.	Refer to response in Part 4 - Agency, institutional and peak body feedback of this report.
49	Strathfield Council	<p>Requests clarification on the planning mechanisms for master plan.</p> <p>Seeks clarification on the proposed planning controls to ensure a high standard of architectural and urban design outcomes are achieved, as some buildings will be highly visible from Strathfield and surrounding areas.</p> <p>Further clarification and explanation of appropriate management of additional traffic impacts associated with increased residential yield above PRCUTS. Including a commitment to a funded infrastructure</p>	<p>Refer to response in Part 3B and 3C of this report.</p> <p>An outline of the intended outcomes for Planning proposal is included in Attachment 5 of the Council Report. Design excellence provisions in the LEP are recommended to be updated to ensure high quality urban design outcomes in the Precinct.</p> <p>Council will continue to engage with TfNSW and advocate for upgrades to the road network, improved public transport</p>

No.	Author	Submission	Response
		<p>investment strategy to ameliorate traffic impacts associated with masterplan.</p> <p>Strathfield Council confirms willingness to collaborate with Burwood Council to identify key regional scale infrastructure that should be funded by the Housing and Productivity contribution charge collected by NSW Government.</p> <p>Recommends both Councils continue to collaborate and advocate for a clear strategy to secure a positive role and function for Parramatta Road including securing public realm and public transport improvements along the Parramatta Road corridor.</p>	<p>and upgrades to the public domain along Parramatta Road Corridor. Further detailed work will be undertaken as part of the next stage of the implementation of the masterplan through the development of a comprehensive Public Domain Strategy and infrastructure contributions framework.</p> <p>Council is willing to collaborate with neighbouring Councils to identify key regional scale infrastructure and advocate to State Government for consideration for funding under the Housing and Productivity contribution charge collected by NSW Government.</p> <p>Agree – collaboration is required by all affected Councils along the Parramatta road Corridor to advocate for a clear strategy to secure a positive role and function for Parramatta Road including securing public realm and public transport improvements along the Parramatta Road corridor.</p>
50	Landowners of 326 & 332-334 Parramatta Road	<p>Seeking increase in exhibited FSR from 2.5:1 to 4:1 or 6:1 to compensate for land identified for pedestrian access, cycleway and provision of open space.</p> <p>Considers the request to be consistent with recent State Government announcement intending to increase heights and densities of properties near the Metro Station.</p>	<p>Response is provided in Landowners Submission Review and in Part 3A of this report.</p> <p>Increase in built form in this location may be appropriate to encourage orderly economic development and facilitate amalgamation of sites. Post-exhibition amendments to explore an increase in the FSR to a minimum FSR 3:1 consistent with the proposed low and mid-rise housing SEPP.</p>

No.	Author	Submission	Response
			Increases of FSRs above 3:1 are not consistent with adjoining sites, as proposed by the Masterplan, particularly considering site constraints and the potential overshadowing of open space to the south.
51	Sathio Group for 32-35 Burwood Road	<p>Minimum lot size requirement of 1,500sqm is considered excessive due to small lot sizes and unrealistic price expectations from landowners. Previous lot site was 500sqm. Masterplan would not be delivered in its entirety. Recommends minimum lot size of 800sqm.</p> <p>Proposed through site link at the northern boundary of No.32 Burwood Road is unnecessary and serves little purpose between Burwood Road and Webbs Lane. The proposed through site link along No. 40 Burwood Road already provides a pedestrian link for properties to the east of Burwood Road. Notes there is only one link proposed along the western side of Burwood Road.</p> <p>Proposed building height at 32-34 Burwood Road of 35m does not align with the proposed FSR of 4:1. Recommends increase to 37.5m to accommodate FSR.</p>	<p>Response is provided in Landowners Submission Review and in Part 3A of this report.</p> <p>Requested amendments are not supported.</p> <p>The minimum lot size of 1,500 sqm for the delivery of medium/high density apartment buildings should be maintained. It ensures better urban design outcomes than result from the current control, where each small development site requires separate residential and commercial lobbies, inefficient basement parking and obtrusive driveway access, garbage storage and access, services infrastructure and fire control equipment/panels etc.</p> <p>The intent of the Masterplan is to reduce the impact of the above items on the streetscape and promote the activation of laneways.</p> <p>The through-site link at ground level is designed to increase connectivity to the laneways, where possible and where appropriate consideration will be given to activate these.</p> <p>The HOB of 35m is proposed to be maintained to retain the current character of Burwood Road – maintaining human scale and solar access on Burwood Road and reinforcing</p>

Item Number 28/24 - Attachment 4
Attachment 4 - Engagement Outcomes Report - Burwood North Precinct Masterplan - May 2024

No.	Author	Submission	Response
			Burwood Road as an extended high street retail and dining precinct. Achieving the 4:1 FSR within this height is facilitated by the minimum 1,500sqm lot size and subsequent reduction of the duplication of building elements.
52	Ausgrid	Refer to summary in Part 4 - Agency, institutional and peak body feedback of this report.	Refer to response in Part 4 - Agency, institutional and peak body feedback of this report.
53	Tony Owen Partners, on behalf of (developers)	<p>Seeks an increase in building height from the exhibited 28m (approximately 8 storeys to 65m (approximately 20 storeys) and 2.5:1 FSR to 6:1 FSR, and to amend the proposed land use from fully commercial to allow mixed use (residential shop-top housing).</p> <p>Provides a commercial office market appraisal that suggests exclusive commercial office space is experiencing decreasing demand and high vacancy rates in Burwood when compared to high demand for housing across Sydney.</p> <p>Suggests allowing this site to have mixed use development and requiring other sites across the precinct to provide a minimum 10% non-residential component would:</p> <ul style="list-style-type: none"> ○ contribute towards housing supply ○ make re-development becomes feasible since residential and tourist accommodation will outprice office space on the upper levels where distant views can be enjoyed ○ result in a more equitable impact on residual land values across multiple sites ○ spread the employment activity across multiple sites and improves street activation 	<p>Response is provided in Landowners Submission Review and in Part 3A of this report.</p> <p>It is recommended to support this proposal.</p> <p>Post-exhibition amendments to consider an increase up to FSR 6:1 and HOB to 65m. This is subject to review of future developed proposals, with particular reference to the overshadowing of the adjacent open space.</p>

No.	Author	Submission	Response
		<p>A mixed-use development on the subject site is more aligned to the LSPS's vision for the future role of Burwood as a "complete mixed-use centre rather than a more concentrated commercial centre". A mixed-use development with ground and first floor non-residential is consistent with the proposed MU1 – Mixed Use zone for this site under the draft Masterplan.</p> <p>Demonstrates through site massing, that their proposed building envelope accommodates a taller slender tower with a 4 storey podium and 20 storey tower, with little or no impact to the surrounding residential fabric with the following benefits:</p> <ul style="list-style-type: none"> ○ Equal distribution of economically viable commercial space throughout the precinct in the best locations and activation of the podium streetscape ○ Road widening to Esher Lane to facilitate the servicing and public domain for the future area. ○ Provision of a through site link as per the MP. ○ Provision of basement access for the metro site which has a basement which has compromised amenity. ○ Provision of a retail activated public domain that reinforces the metro public domain.□ ○ Provision of much needed residential yield adjoining a metro station in line with recent State Government initiatives to maximise yield selected metro precincts. ○ Reinforces and compliments the massing as set out in the master plan. <p>Suggests that discussions have commenced with the Sydney Metro team regarding the concept of providing shared vehicular access and parking arrangements for the adjacent metro site on this subject site.</p>	

No.	Author	Submission	Response
54	Schools Infrastructure	Refer to summary in Part 4 - Agency, institutional and peak body feedback of this report.	Refer to response in Part 4 - Agency, institutional and peak body feedback of this report.
55	Sydney Water	Refer to summary in Part 4 - Agency, institutional and peak body feedback of this report.	Refer to response in Part 4 - Agency, institutional and peak body feedback of this report.

Appendix A – Submissions from Agencies and Authorities

[REDACTED]

Sent: Thursday, 14 December 2023 4:26 PM
To: Burwood Council
Subject: SUB23/371 - Submission to Burwood North Masterplan Exhibition

To whom it may concern,

Thank you for the opportunity to provide commentary on the Masterplan for Burwood North.

Ausgrid is generally supportive of Council's aims to increase electrification, energy efficiency and electric vehicle charging in the masterplan. The overhead network appears to be ear-marked for removal and replacement with underground service of supply. With these changes, Ausgrid flags that Council and developers will need to consider how to achieve the shift in power reticulation from overhead to underground. Underground cables also require network pillars (located above ground) and these are placed either close to the building line, or the property boundary in the road reserve. Without proper planning and consideration, these can impact pedestrian footpaths, but when correctly planned for can be kept clear of the footpath. Ausgrid is a member and participant of SOCC (the Streets Opening Coordination Council), which outlines the allocation in the public land road reserve for underground services. The documentation also provides a guideline for Councils, utilities and TfNSW to follow in a consistent manner where practical (link included here [SOCC Resources & Publications - Streets Opening Coordination Council](#)). I invite Council to continue dialogue and engagement with Ausgrid to best achieve the outcomes Council desires in a way that benefits the community and the network operator. Our intent is to provide feedback and guidance on how to best achieve a safe, reliable and efficient electrical network for the Burwood North precinct.

Notes on electrical demand and sizing of supply:

Developers will be required to submit connection applications to Ausgrid and the size and type of appliances used in their development, this will then dictate the size and type of transformer assets that are required to be installed to service those developments. As Council has put in strategic objectives to increase electrification, this will have an impact on these asset types. Ausgrid is the consent authority for these works, however they are undertaken by the developer once certified as compliant with our network standards and Ausgrid takes ownership of the asset after it is connected to the network.

Ausgrid also encourages Burwood Council to consider where to place publicly available EV Charging. Council has an opportunity to specify the locations of EV Charging in the new areas as there may be benefits to designing and readying these locations during development. EV Charging can affect the capacity of substation assets and is best incorporated into the initial sizing and design of these asset types. Some consideration should be given to EV Charging at the kerb-side to enable visitor charging, rideshare and taxi charging etc.

Street-lighting will also need to be replaced with the removal of overhead network and Ausgrid is working on options to provide multi-function smart poles for Councils, Burwood Council can contact [REDACTED] if they wish to consider and explore this option in the new precinct.

In closing, Ausgrid is happy to collaborate with Council to ensure that the design, planning and implementation of the Masterplan incorporates key considerations from the network operator. Ausgrid is committed to assisting Councils and customers decrease their carbon footprint and improve their energy efficiency.

[REDACTED]

[REDACTED]

Council & Community Resilience Manager | Customer and Partner Experience| Customer, Assets & Digital
I acknowledge the Awabakal People as the original custodians of the land I live and work on
My core values are | Authenticity | Curiosity | Leading with Empathy



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Land and Housing Corporation Submission | December 2023

Our ref: SUB23/285720

Ms Rita Vella, Manager City Planning

Burwood Council

Via Planning Portal

Attention: Rita Vella

07 December 2023

Subject: Draft Burwood North Precinct Masterplan

Dear Ms Vella,

Thank you for the opportunity to provide feedback on the Draft Burwood North Precinct Masterplan (Masterplan). LAHC welcomes the opportunity to review and provide suggestions. This letter provides comments on the Masterplan with a focus on the delivery of social and affordable housing in the precinct. LAHC owns 21 dwellings located across 2 sites in the identified study area of the masterplan.

- 1A Britannia Ave, Burwood
- 10 -16 Meryla St, Burwood

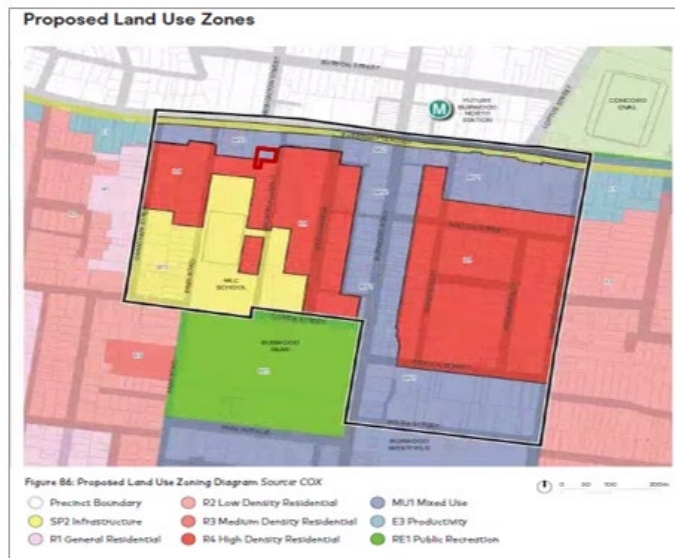
LAHC notes that the proposed rezoning and planning controls will have no impact on LAHC owned land and properties at 10 - 16 Meryla St, Burwood, and results in an uplift for the LAHC site at 1A Britannia Ave, Burwood as below:

Planning Controls	1A Britannia Ave Burwood		10 Meryla St, Burwood	
	Existing	Proposed	Existing	Proposed
Land zoning	R1	MU1 & R4	MU1	MU1
FSR	0.85:1	2.5:1 & 2:1	2:1	2:1
Height limits	8.5	28 & 20.5	15	15

LAHC generally supports the draft masterplan as it meets Council and LAHC's aspirations to increase the supply of social and affordable housing in the precinct adjacent to the future Burwood North metro station and provide housing diversity. However, LAHC is concerned about the following key aspects of the Masterplan in relation to 1A Britannia Ave:

1. **Mixed zoning:** The site at 1A Britannia Ave has been partly proposed to be rezoned to MU1, and the handle or the tail end (L-shaped part) of the site has been proposed to be rezoned to the high-density use of R4 zoning. The below image with the red box (close to the top of the study area) indicates the 1A Britannia Ave site and the proposed dual zoning. LAHC recommends proposing the same MU1 Mixed use zoning for the entire site.

Land and Housing Corporation Submission | December 2023



Height: LAHC notes the proposed heights immediately to the west and east of 1A Britannia Ave are 50m and 41m respectively. LAHC recommends a height limit of 50 m for 1A Britannia Ave in line with the neighbouring sites.

To support the building mass of 50m height, LAHC recommends a higher FSR of 3:1 or above, instead of the proposed FSR of 2.5:1 to enable the optimum dwelling yield.

2. **Amalgamation:** The dual zoning and differential FSR and height proposed for 1A Britannia Ave appear to envisage 1A Britannia Ave being consolidated with 6, 8 and 10 Park Rd to form an irregular shaped lot, as shown in Figure 83 of the Masterplan. Only the northern portion of 1A Britannia Ave would be developable with a further constraint imposed by the proposed laneway along its northern boundary as shown in Figure 71 of the Masterplan.

LAHC recommends the Masterplan be based instead on the proposed amalgamation of 1A Britannia Ave with 374 Parramatta Rd. This would provide for a rectilinear development site with potential for a height of 50 m and FSR of 3:1 as discussed above, while conserving the potential for a ground level east-west shared path through-site laneway.

We welcome your consideration of our submission. Should you require any further information or wish to discuss, please contact [REDACTED] or by email at [REDACTED]

Yours sincerely,

[REDACTED]

Manager Strategic Portfolio Planning, Portfolio Services
NSW Land and Housing Corporation



Education

19th February 2024

General Manager
Burwood Council
PO Box 240
NSW 1805

Attn: City Planning Team, council@burwood.nsw.gov.au

Dear Sir/Madam,

RE: SINSW ADVICE - BURWOOD NORTH PRECINCT MASTERPLAN

School Infrastructure New South Wales (SINSW), as part of the Department of Education (DoE), welcome Burwood Council's (Council's) invitation to provide comment on the exhibited draft Burwood North Masterplan (the draft Masterplan) as exhibited from October 2023 to January 2024.

SINSW understands that the draft Masterplan seeks to set the desired future character, ambition and objectives for Burwood North. To this end, SINSW has provided detailed commentary in the attachment below.

SINSW welcome the opportunity to engage further on the draft Masterplan and the content contained in the submission. Should you require further information about this submission, please contact the SINSW Strategic Planning Team at StrategicPlanning@det.nsw.edu.au

Yours Sincerely,

Darren Troy

R/Director, Statutory Planning and Heritage

School Infrastructure New South Wales



School Infrastructure NSW
Level 8, 259 George Street Name Suburb NSW 2000

GPO Box 33, Sydney, NSW 2001



Education

ATTACHMENT – DRAFT BURWOOD NORTH MASTERPLAN**Demand for Educational Facilities**

The study area falls within the intake area for Burwood Public School and several secondary intake areas including Burwood Girls High, Strathfield Girls High School, Burwood Boys High and Homebush Boys High.

While it is likely that the enrolment demand stemming from the draft masterplan can be accommodated within surrounding schools, the draft proposal must be considered in the context of the growth proposed for the wider LGA under the PRCUT's project, which will likely need to be supported by additional educational infrastructure. SINSW is in the process of reviewing this growth in order to identify appropriate solutions to accommodate future projected enrolment demand. This will ensure that existing schools are fully utilised before new schools are considered.

SINSW is committed to working with Council to ensure schools are supporting community needs and continue to be appropriately resourced to respond to student population changes. As a result, SINSW request ongoing engagement with Council regarding any future growth and change identified for the locality.

Planning for PRCUTS and other Growth Initiatives

SINSW uses population and dwelling projection data provided by the Department of Planning, Housing and Infrastructure (DPHI) as the basis for school planning. This data allows SINSW to assess schools within an area or region to identify the best way to distribute student numbers and deliver new and upgraded facilities.

Recent policy changes such as the Affordable Housing Bonus, Build to Rent Program and the Transport Orientated Development Program have potential to deviate from the above data sets and impact a range of site-specific and strategic matters for NSW government schools. This, combined with incremental creep from planning proposals seeking population projections above these assumptions is aiding in educational establishments being at or above capacity upon build completion. The need to then source new land for additional educational establishments is problematic and costly when this situation arises.

As a result, SINSW request clarification regarding how Council aims to track and manage the combined growth stemming from the above programs and how this can be accommodated by key social infrastructure within the local government area.

Active Transport and Access

SINSW request that transport planning for the proposal be guided by the NSW Government Movement and Place Framework (MAPF) and its Built Environment Performance indicators. These indicators are based on qualities that contribute to a well-designed built environment and should be used by proponents in the formulation of transport concepts.

The MAPF's core 'Amenity and Use' and 'Primary Schools' indicators are of particular importance to SINSW, as these encourage urban designers to consider the impact on adjacent places/users, as well as emphasising movement that supports place. The 'Primary Schools' indicator provides two specific metrics to judge the effect of infrastructure on the accessibility of public schools in an area, these being walkability and public transport access. These metrics require designers to assess whether proposed infrastructure facilitates access



Education

to primary school facilities (or public transport connections to schools) or whether it exacerbates gaps in the network.

The primary school-focused MAPF amenity indicator can be accessed via the link below:

<https://www.movementandplace.nsw.gov.au/place-and-network/built-environment-indicators/primary-schools>

Fine grain connectivity and active transport measures (to ensure the study area is accessible to pedestrians) would include the following:

- Physical separation between pedestrians, cyclists and heavy vehicles
- Access for all ages and abilities such as ambulant disabilities and prams
- Kerb outstands and refuges crossings (particularly around schools)



Shelter NSW submission on *Draft Burwood North Precinct Masterplan* – (Jan 2024)

A secure home for all

5 January 2024



About Shelter NSW

Shelter NSW has been operating since 1975 as the State's peak housing policy and advocacy body. Our vision is to create a sustainable housing system that provides secure homes for all. We provide systemic advocacy and advice on policy and legislation for the whole NSW housing system to resolve housing inequality.

We are especially concerned for low-income households which struggle to afford good quality and well-located housing in the private market. We consider a sustainable housing system one that delivers what we call Triple-A housing and Triple-P outcomes:

Affordable and diverse homes	Accessible, well-located housing	Appropriate, high-quality development
Housing supply and demand	Proximity to jobs and services	Amenity and aesthetics
Tenure forms and rights	Access to public transport	Energy and environment
Housing types and sizes	Accessibility and adaptability	Standards and maintenance
Productive cities and regions	Poverty-free communities	Protected neighbourhoods
Access to jobs and services	Housing stress and homelessness	Energy use and consumption
Housing costs and consumption	Physical and mental health	Urban heat
Financial and economic stability	Education access and attainment	Climate resilience and adaptation

At Shelter NSW we believe that growth should be fair and inclusive – improving the life of all people. A substantial expansion of the social housing dwellings in NSW over the next decade will build a solid asset base for the state; restore the social housing safety net of 5% of all housing stock and work towards 10% of all stock by 2040 (2050 at the latest). Stock of this size would create a meaningful alternative to the private rental sector, in terms of affordability, accessibility, amenity and security; provide a more efficient response to homelessness and represent a significant platform of physical, community and social infrastructure for NSW as it grows.

Finally, we are strong advocates for Affordable Housing in **addition to** social housing, not instead of it. Affordable Housing in the NSW Planning system is housing eligible to very low, low, moderate income households, where they must not pay more than 30% of their gross income on rent¹.

Our policy and advocacy platform² also calls for the planning system to systemically deliver a dramatically increased number of Affordable Rental Dwellings for lower income people including essential and key workers. Shelter NSW routinely advocates for 10-15% affordable housing target for all rezonings where there will be a housing uplift;

¹ s1.4 of Environmental Planning & Assessment Act 1979; cl. 13 of State Environmental Planning Policy (Housing) 2021

² [221206 Shelter-NSW-2023-State-Election-platform.pdf \(shelternsw.org.au\)](https://shelternsw.org.au/221206-Shelter-NSW-2023-State-Election-platform.pdf)

1. About our submission

Shelter NSW (Shelter) welcomes and appreciates the opportunity to comment on the Draft Burwood North Precinct Masterplan recommendations for a draft implementation (planning) strategy for urban renewal which was on public exhibition until 15 December 2023⁵. We note public submissions will be accepted up to 5 January 2024.

Shelter acknowledges the Burwood North Precinct Masterplan has progressed from earlier engagement with the community in late 2022 to which it made a submission⁶.

Shelter NSW is supportive of Burwood Council for having undertaken a strategic plan for a new precinct that is generally aligned with what Shelter has called for in its work with other similar policy bodies, such as PIA (Planning Institute of Australia) on Inclusive Renewal⁵.

Shelter NSW's submission primarily concerns itself with an assessment of the intent and merits of the Burwood North Masterplan, including ensuring that 5% affordable housing provision is as effective in its capacity to generate affordable housing as the announced affordable housing incentives tied to comparable accelerated renewal of metro and rail stations⁶ to tackle the housing crisis in Sydney, made in December (2023).

Any decision taken on development contributions through Burwood's LEP (Local Environmental Plan) reform for affordable housing provision needs to reflect consistent governance over the shared ability to supercharge housing supply⁷ whether by delivery of the Burwood North metro or Sydney transport hubs⁸ as this has direct impacts for those lower income (rental) households in the private rental market. Other observations relate to 'build to rent' developments, social housing and urban design outcomes for the renewal precinct.

⁵ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from: https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood_North_Masterplan_Draft_Masterplan_Report_reduced_stamp.ed.PDF

⁶ Shelter NSW Submission. (December 2022). Public exhibition of the Burwood North Precinct Masterplan & Affordable Housing Policy and Contributions Scheme. Retrieved from: https://sheltersnsw.org.au/wp-content/uploads/2022/12/221209_Burwood-North-Masterplan-Precinct-Early-Engagement-Submission_PA.pdf

⁵ Planning Institute Australia, Density Better Media Release September 2023. Retrieved from: [PIA-Shelter-Density-Better-Media-Release-4-Sept-final.pdf \(sheltersnsw.org.au\)](https://pia-shelter-density-better-media-release-4-sept-final.pdf).

⁶ NSW Government (7 December 2023). A Shared Responsibility: The plan to begin addressing the housing crisis in NSW media release. Retrieved from: <https://www.nsw.gov.au/media-releases/addressing-housing-crisis-nsw>

⁷ ibid

⁸ ibid

2. Executive Summary

Shelter NSW welcomes the opportunity to comment on the draft implementation strategy (planning framework) of the publicly exhibited Burwood North Masterplan precinct plan as the vision for future growth in Burwood North over the next 15 – 20 years⁹ (Figure 1).

A key feature of the draft implementation strategy, associated with the Burwood North Precinct Masterplan, is to focus higher density living for 11, 000 new residents in proximity of the future Burwood North metro station (opening 2030)¹⁰. Importantly, when fully redeveloped, the intention of the draft Masterplan is to build 5,366 additional dwellings (6.5 times the number of existing dwellings as 823)¹¹ to assist with meeting NSW Government housing targets¹². Shelter notes opportunities for up to 5% affordable housing and build to rent options¹³ will accompany the new housing supply. Employment generating redevelopment opportunities are also envisioned with over 1,000 essential worker jobs to be created within the renewal precinct¹⁴.

This submission concerns itself with an assessment of the merits of the draft implementation strategy to the renewal precinct, as it relates to what is often termed “Capital A” Affordable Rental Housing, as a specific programmatic response to housing affordability. An important focus of this submission is how Council’s vision to deliver opportunities for affordable housing will have direct impacts for the 47%¹⁵ of renters in the Burwood private rental market, of which 38.5% pay more than 30% of their gross household income on rent¹⁶.

Shelter welcomes Council’s intention to acquire a percentage of total floor space ratio (FSR) as an effective way to introduce affordable housing outcomes through the planning system¹⁷ from redevelopment of the precinct, in recognition affordable housing is critical for lower income tenanted households, especially for the lowest 40% of income earners in Burwood, including essential workers.

⁹ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from: [https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood North Masterplan Draft Masterplan Report reduced stamp ed.PDF](https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood%20North%20Masterplan%20Draft%20Masterplan%20Report%20reduced%20stamp%20ed.PDF)

¹¹ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from: [https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood North Masterplan Draft Masterplan Report reduced stamp ed.PDF](https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood%20North%20Masterplan%20Draft%20Masterplan%20Report%20reduced%20stamp%20ed.PDF)

¹² ibid

¹³ ibid

¹⁴ ibid

¹⁵ ABS Quick Stats Burwood (2021). Retrieved from: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA11300>

¹⁶ ABS Quick Stats Burwood (2021). Retrieved from: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA11300>

¹⁷ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from: [https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood North Masterplan Draft Masterplan Report reduced stamp ed.PDF](https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood%20North%20Masterplan%20Draft%20Masterplan%20Report%20reduced%20stamp%20ed.PDF)

At the same time, following on from the NSW Premier's announcements over tackling the housing crisis¹⁸, Shelter recognises a need for Council to provide a clearer understanding of a minimum expectation to implement appropriate affordable housing growth tied to accelerated renewal around Burwood North metro. It also compels Council to create a strong legal planning framework for the operation and management of an affordable housing scheme that validates the significant contribution from Burwood North's accelerated renewal to deliver thousands of homes which underpin the metro alignment, a key focus expected from fast rezoning of Sydney rail and metro stations¹⁹.

Such an action is also expected to have far-reaching effects for the high number of renters in Burwood, where declining housing affordability issues extend across 9 of 10 household types (**Table 1, Appendix A**). This is especially important as Burwood Council does not currently have a planning mechanism in place to acquire or draw affordable housing contributions within the local government area (LGA) to generate affordable rental housing (**Table 2, Appendix B**).

Main Recommendations

The main intention of Shelter NSW's submission is to highlight where removal of real or perceived barriers to create better planning outcomes than are currently envisaged, with Council acting through LEP reform to:

- a) secure a minimum level of consistency in developer contributions across all Sydney metro and rail stations undergoing accelerated renewal²⁰ including Burwood North.

This action entails transparently evaluating affordable housing provision announced by the NSW Government for up to 15% of all homes generated by renewal²¹ compared to a minimum of 5% of total FSR proposed by Council. Any additional affordable housing incentive captured, which could maximise access by those most in need including essential workers to live and work at the very heart of the renewal precinct, will require levying through the proposed Affordable Housing Contribution Scheme (AHCS).

- b) ensure any affordable (rental) housing stock generated is held in perpetuity (rather than a time limited period)
- c) deliver affordable housing on site, pro-rata and incrementally, in line with the indicative staging program for housing supply delivery across the entire 15 – 20 year timeframe of renewal.

¹⁸ ibid

¹⁹ ibid

²⁰ ibid

²¹ NSW Government (7 December 2023). A Shared Responsibility: The plan to begin addressing the housing crisis in NSW media release. Retrieved from: <https://www.nsw.gov.au/media-releases/addressing-housing-crisis-nsw>

- d) ensure all affordable housing stock created (through development consent) can be transparently managed for a regulated definition of affordable housing, defined by the EP&A Act 1979²². This is to ensure all stock is tenanted to lower income (tenanted) households by registered Community Housing Providers (CHPs).

Shelter seeks Council confirmation delivery of affordable housing will be prioritised for those lower income households most in need (defined as no more than 30% of a household's gross income) to promote a sense of inclusivity²³ including essential workers.

The abovementioned commitments underpin a functional planning framework for the Burwood North renewal precinct that recognises the significant public benefit derived from the proposed variation to the land use mix for greater and unprecedented density and job opportunities in proximity of fast rail transit for the total 15,500 population²⁴.

It also highlights the significant role of Council in securing developer contributions for affordable housing delivered on site to encourage affordability for all parts of the community, which cannot be underestimated in the public interest.

As such, evidence of what will constitute the new conceptualised planning controls for affordable housing growth to be enacted is sought from Council upon full consideration of the issues raised in this submission. We look forward to be contacted over this.

Further details and or any amendments sought to render the Masterplan adequate follow.

²² NSW Government (2023). *Frequently asked Questions: What is affordable housing?* Retrieved from: <https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-sepp>

²³ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood_North_Masterplan_Draft_Masterplan_Report_reduced_stamp_ed.PDF

²⁴ NSW Government (7 December 2023) A Shared Responsibility: The Plan to Begin Addressing the Housing Crisis in NSW. Retrieved from: <https://www.nsw.gov.au/media-releases/addressing-housing-crisis-nsw>



Figure 1: Burwood North renewal precinct Source: Burwood North Precinct Masterplan: Masterplan Report (September 2023).

3. The Subject Site and its Context

Burwood North is located equidistance from Sydney CBD (12 km) and Parramatta (13km)²⁵. The precinct measuring 17 hectares in area straddles the Parramatta Road corridor across two LGAs of Burwood and Canada Bay²⁶ (Figure 2).

Shelter NSW notes Burwood is to play a key role in a region's centre hierarchy, as a strategic centre, expected to accommodate high levels of private sector investment and growth...acting as a transformational opportunity for the Burwood North Precinct²⁷.

Burwood is also identified as a centre serving transport corridor by Future Transport 2056 with the Burwood North Precinct serviced by a Sydney Metro West rail stop (whole timeline of the

²⁵ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from [https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood North Masterplan Draft Masterplan Report reduced stamp ed.PDF](https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood%20North%20Masterplan%20Draft%20Masterplan%20Report%20reduced%20stamp%20ed.PDF)

²⁶ ibid

²⁷ ibid

9 station alignment to Parramatta opening by 2032), with a train service every 4 minutes, and is expected to cut crowding by 30% at Burwood station²⁸.

In summary, Shelter notes the significance of the transport investment of Sydney Metro West within the Burwood North Precinct makes it uniquely placed to successfully leverage those connectivity and accessibility opportunities afforded by infrastructure to attract significant investment in employment and delivery of housing, health/medical, education and professional services and community benefits²⁹.

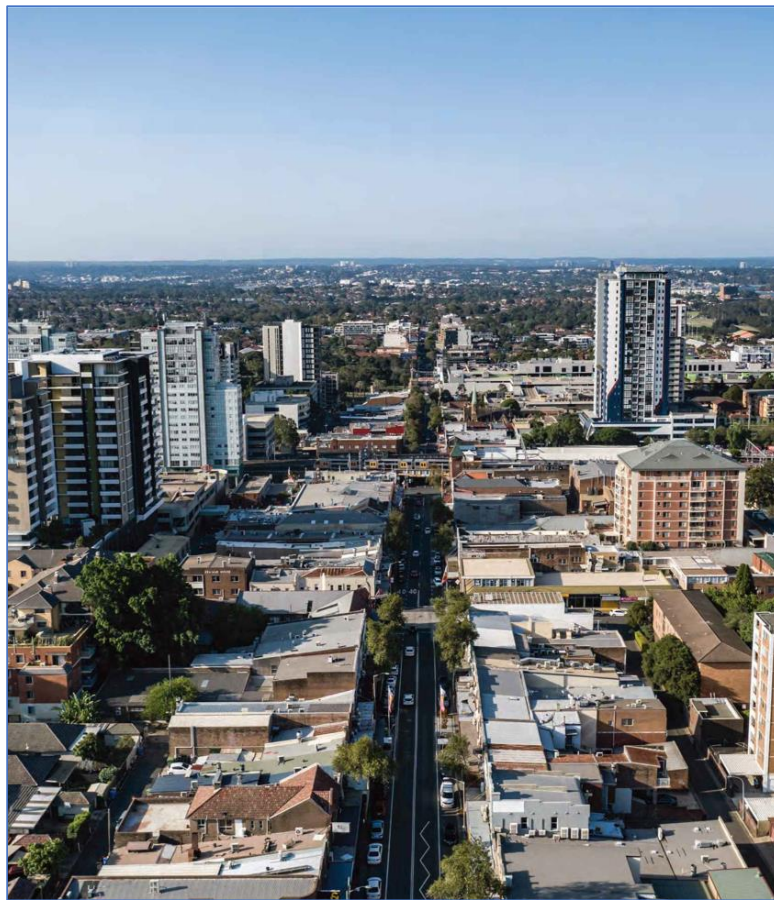


Figure 2: Site Context (Source: Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood_North_Masterplan_Draft_Masterplan_Report_reduced_stamped.PDF

²⁸ NSW Government, Metro West to supercharge housing supply across Sydney (7 December 2023) Retrieved from: <https://www.nsw.gov.au/media-releases/metro-west-to-supercharge-housing-supply>

²⁹ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood_North_Masterplan_Draft_Masterplan_Report_reduced_stamped.PDF

4. Overview of the Masterplan documents

Shelter NSW has reviewed the exhibition documents retrieved from:
<https://participate.burwood.nsw.gov.au/burwood-north-precinct-masterplan>

including:

- Factsheets – Burwood North Masterplan https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/5816/9810/3689/Burwood_North_Masterplan_Factsheetsv10.pdf
- Burwood North Masterplan – Draft Burwood North Masterplan Report https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood_North_Masterplan_Draft_Masterplan_Report_reduced_stamped.PDF
- Burwood North Masterplan – Attachment 2 – Addendum to Community Facilities and Open Space Strategy https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/9716/9577/7327/Burwood_North_Masterplan_-_Attachment_2_-_Addendum_to_Community_Facilities_and_Open_Space_Strategy.PDF
- Burwood North Masterplan – Attachment 3 – First Nations Design Principles Report https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/7216/9577/7359/Burwood_North_Masterplan_-_Attachment_3_-_First_Nations_Design_Principles_Report.PDF
- Burwood North Masterplan- Attachment 4 – Geotechnical Assessment https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/1516/9577/7402/Burwood_North_Masterplan_-_Attachment_4_-_Geotechnical_Assessment.PDF

Key Issues

5. Effectiveness in addressing affordable housing issues in Burwood

Shelter NSW's submission is primarily concerned with the merits of the Masterplan for a minimum of 5% of GFA, delivered as affordable housing across the Precinct,³⁰ recognising 38.5% of 47% of renter households in Burwood pay more than 30% of their gross income in rent (ABS 2021)³¹. The severity of rental affordability based on share of income spent on rent for low to moderate income households within the private rental market indicates 9 of 10 tenanted households in the lowest 40% of income earning renter households are disproportionately represented in the Burwood LGA³² (**Table 1, Appendix A**).

Shelter also acknowledges a housing supply crisis in the current private rental market, with the lowest recorded rental vacancy level for Sydney registered in over a decade (1.3% in April 2023), announced by The Minister for Planning and Public Spaces, Paul Scully MP³³. Findings over the scale of undersupply of affordable housing provision across Greater Sydney (**Table 2, Appendix B**) reveal Burwood currently has no appropriate planning and or procedural mechanisms in place to generate affordable housing.

Further, with high levels of renters, Burwood compares to five of the eight LGAs identified for accelerated rezoning around Sydney transport hubs (**Table 3, Appendix C**) and is second only to Bankstown (of all the eight locations) in terms of the numbers of renters paying more than 30% of their gross household income in rent³⁴.

While LEP reform and the introduction of an Affordable Housing Contribution Scheme (AHCS) is envisaged and welcomed, the Transport Oriented Transport Program³⁵ highlights how delivery of the Sydney metro and potential to create thousands of new homes offers Council

³⁰ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood_North_Masterplan_Draft_Masterplan_Report_reduced_stamp.ed.PDF

³¹ Rent Affordability Indicator (RAID) Census of Population and Housing: Census dictionary, (2021). Retrieved from: <https://www.abs.gov.au/census/guide-census-data/census-dictionary/2021/variables-topic/housing/rent-affordability-indicator-raid>

³² Tabled extract of Burwood's low to moderate household types and rental affordability based on [Rental Affordability Index | SGS Economics & Planning \(sgsep.com.au\)](#)

³³ Parliament of New South Wales (2023). Legislative Assembly Hansard Proof – *Environmental Planning and Assessment Amendment (Housing and Productivity Contributions) Bill 2023*. (Legislative Assembly 23 May 2023). Retrieved from: <https://www.parliament.nsw.gov.au/Hansard/Pages/HansardResult.aspx#/docid/'HANSARD-1323879322-130756'>

³⁴ ABS 2021 Quick Stats: Burwood. Retrieved from: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA11300>

³⁵ NSW Government (7 December 2023). A Shared Responsibility: The plan to begin addressing the housing crisis in NSW. Retrieved from: <https://www.nsw.gov.au/media-releases/addressing-housing-crisis-nsw>

the potential to capture additional public benefits (affordable housing incentives)³⁶ not considered by the Masterplan. The Burwood North renewal precinct will generate 5,366 new dwellings by 2043³⁷, over a 15 – 20 year period, and is generally comparable in its capacity to create new housing supply to the 5,975 per Sydney Transport Hub, delivered over a 15 year timeframe³⁸.

As recently as October 2023, the NSW government identified a significant gap in the approval of density and its capacity to deliver the homes, NSW needs to meet, under its Housing Accord target of 377,000 new homes by 2029³⁹, which has translated into a review of policy settings to tackle the housing crisis.

On the 14 December 2023 the Premier of NSW identified accelerated rezoning around eight of Sydney's metro and rail stations (Transport Oriented Development Program) requiring up to 15% affordable housing held in perpetuity at identified Sydney transport hub locations⁴⁰. The Sydney Metro West rail link delivering a station at Burwood North (expected to open in 2030) was not identified as one of the eight Sydney Transport Hub locations earmarked for accelerated rezoning, despite other metro west stations along the same alignment being identified by the Premier's announcement⁴¹. Importantly, however, is that each of the eight metro and rail locations announced in Sydney will now attract a minimum of 15% affordable housing held in perpetuity.

The Sydney Metro West rail link delivering a station at Burwood North is a new rail link aimed at aimed at 10 minute trips between Sydney CBD and Parramatta⁴². This rail link is what cement Burwood's strategic centre status within the Eastern City District⁴³ and creates the opportunity to support significantly more higher density living (over 5,000 new dwellings and employment investment (over 1,000 jobs in health/medical/educational and professional industries) by 2043⁴⁴. The specific yield breakdown for the renewal precinct can be viewed in **Figure 3**.

³⁶ Ibid

³⁷ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from [https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood North Masterplan Draft Masterplan Report reduced stamp ed.PDF](https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood%20North%20Masterplan%20Draft%20Masterplan%20Report%20reduced%20stamp%20ed.PDF)

³⁸ NSW Government (7 December 2023) A Shared Responsibility: The Plan to Begin Addressing the Housing Crisis in NSW. Retrieved from: <https://www.nsw.gov.au/media-releases/addressing-housing-crisis-nsw>

³⁹ NSW Government (28 November 2023) New Planning rules to fast track low-rise and mid-rise housing. Retrieved from: <https://www.nsw.gov.au/media-releases/new-rules-to-fast-track-low-rise-and-mid-rise-housing>

⁴⁰ NSW Government (7 December 2023) A Shared Responsibility: The Plan to Begin Addressing the Housing Crisis in NSW. Retrieved from: <https://www.nsw.gov.au/media-releases/addressing-housing-crisis-nsw>

⁴¹ Ibid

⁴² Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from [https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood North Masterplan Draft Masterplan Report reduced stamp ed.PDF](https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood%20North%20Masterplan%20Draft%20Masterplan%20Report%20reduced%20stamp%20ed.PDF)

⁴³ Ibid

⁴⁴ Ibid

Shelter NSW asserts that without transparently comparing the unearned increment of land value uplift, as quantified, for the North Burwood precinct and the eight identified Sydney Transport Hubs, which adopt a superior public benefit (15% held in perpetuity)⁴⁵, any decision taken on the less ambitious 5% minimum for the Burwood North precinct is a genuine source of public concern.

Without a more comprehensive assessment of how Burwood North compares to the announced Sydney Transport Hubs⁴⁶, there remains limited evidence of viability over how contributions, from redevelopment of the Burwood North precinct, generating opportunities for a minimum of 5% affordable housing⁴⁷ are deemed sufficient or feasible.

Rather, Shelter asserts that there are two issues arising from the Premier's announcement⁴⁸ that could directly influence the supply and maintenance of affordable housing within the renewal precinct, and as such, are of critical importance to the public interest. They include:

1. clarity over how a minimum of 5% of total FSR is equivalent to 15% affordable housing provision for all Sydney metro and rail stations undergoing accelerated renewal⁴⁹, including Burwood North.

Any shortfall identified will need to be pro-actively negotiated through Burwood's envisioned LEP reform. This will ensure all affordable housing stock created across Sydney's transport infrastructure, specifically fast transit metro, is transparently and effectively managed, to attain a minimum level of consistency.

2. an expectation affordable housing stock within the renewal precinct of Burwood North will be held in perpetuity in line with the enduring impact envisioned by affordable housing provision tied to Sydney transport hubs⁵⁰.

The performance of affordable housing provisions within the renewal precinct has the potential to deny Council an ability to more effectively address housing affordability issues within Burwood North to create a robust, socially diverse, residential population that promotes the public interest otherwise expected from directly comparable fast transit⁵¹.

As quantified, the renewal precinct has a potential development capacity for significant uplift attributed to the unprecedented higher density residential and mixed use focused around

⁴⁵ NSW Government (7 December 2023) A Shared Responsibility: The Plan to Begin Addressing the Housing Crisis in NSW. Retrieved from: <https://www.nsw.gov.au/media-releases/addressing-housing-crisis-nsw>

⁴⁶ ibid

⁴⁷ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from [https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood North Masterplan Draft Masterplan Report reduced stamp ed.PDF](https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood%20North%20Masterplan%20Draft%20Masterplan%20Report%20reduced%20stamp%20ed.PDF)

⁴⁸ NSW Government (7 December 2023) A Shared Responsibility: The Plan to Begin Addressing the Housing Crisis in NSW. Retrieved from: <https://www.nsw.gov.au/media-releases/addressing-housing-crisis-nsw>

⁴⁹ ibid

⁵⁰ ibid

⁵¹ NSW Government (7 December 2023) A Shared Responsibility: The Plan to Begin Addressing the Housing Crisis in NSW. Retrieved from: <https://www.nsw.gov.au/media-releases/addressing-housing-crisis-nsw>

Burwood Road and the Burwood North Metro Station⁵² with capacity for almost 50,000m² employment GFA, almost 500,000m² residential GFA⁵³, 87% more dwellings at 5,366 than at present, to adequately stimulate urban renewal within the precinct to support a minimum of 15% affordable housing held in perpetuity.

The yield breakdown for the Burwood North Precinct is detailed below:

Employment Capacity	
Employment GFA Capacity	47,412m2 GFA
Potential Additional Jobs	1,355
Average GFA m2 per job	35
Residential Capacity	
Retained Dwellings	823
Residential GFA Capacity	482,947m2
Potential Additional Dwellings	5,366
Potential Total Dwellings	6,189
Potential Total Population (2.5ppd)	15,473

Figure 3: Yield Breakdown for the Burwood North Precinct

Source: Burwood North Precinct Masterplan Report – Burwood https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood_North_Masterplan_Draft_Masterplan_Report_reduced_stamped.PDF

Further, Burwood has one of the highest effective job densities (number of jobs that can be accessed by public transport from a particular area in Greater Sydney)⁵⁴. Shelter specifically points to a range of public transport services on offer including heavy rail (Burwood station south of the precinct), seven bus services within 400m and 12 bus services located within 800m of the Precinct, which travel east toward Sydney CBD or west towards Parramatta⁵⁵. Moreover, the opening of Sydney Metro West (2030) is expected to further increase both the residential and employment capacity of the area⁵⁶.

The significant role of influencing the supply of affordable housing at the heart of the renewal precinct cannot be underestimated based on accessibility to transport which deliver

⁵² Ibid

⁵³ Ibid

⁵⁴ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood_North_Masterplan_Draft_Masterplan_Report_reduced_stamp ed.PDF

⁵⁵ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood_North_Masterplan_Draft_Masterplan_Report_reduced_stamp ed.PDF

⁵⁶ Ibid

substantial land value uplift⁵⁷. Moreover, both residential and commercial properties alike increase in value near transport infrastructure hubs⁵⁸.

Further, the employment generating potential of the renewal precinct, almost 50,000m² in GFA, is more likely to be fully let and trade vibrantly, resulting in a greater net community benefit for the Burwood community, if, with a focus on capturing strong affordable housing incentives align to the significant returns on land value uplift capable of generating 1,355 jobs in addition to 5,366 dwellings⁵⁹. In keeping with the Premier's expectations for affordable housing outcomes around Sydney transport hubs⁶⁰, the capture of affordable housing incentives will be used to house essential workers, like health, teachers and hospitality, including for Burwood North's night time economy, close to Burwood North metro station.

Shelter NSW asserts to ensure the vision for growth for Burwood North is well planned, sustainable and meets the changing needs of the community⁶¹ and requires a clearer and unambiguous planning framework which transparently reviews the feasibility of enhancing Burwood North's affordable housing incentive capacity alongside other communities along the metro west alignment as part of the Transport Oriented Development Program⁶².

Shelter also asserts to ensure all affordable housing stock is managed effectively requires prioritising delivery of affordable housing in perpetuity to maximise its ongoing availability of affordable housing usage to all lower income (rental) households in the local community. To influence supply of affordable housing, time limited consents cannot, in themselves, influence promote or strengthen housing affordability within communities beyond a limited timeframe. The net result is a return of those dwellings and their lower income tenants to the vagaries of the private rental market. Housing affordability issues will otherwise continue as a critical and intractable problem for those lower income (rental) households (those most in need) in areas of higher land values, like Burwood.

Shelter asserts there is no disincentive for Council to capture additional contributions to fund affordable housing at 15% held in perpetuity associated with the unprecedented uplift in zoning, FSR and height of the indicative planning framework as proposed. Such an action by

⁵⁷ Densmore, Karley and Mulley, Corinne (2012) Accessibility and Residual Land Value Uplift: Identifying Spatial Variations in The Accessibility Impacts of ABus Transitway. Institute Of Transport and Logistics Studies the Australian Key Centre in Transport and Logistics Management. The University of Sydney. Issn1832-570x

⁵⁸ Ibid

⁵⁹ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood_North_Masterplan_Draft_Masterplan_Report_reduced_stamp_ed.PDF

⁶⁰ NSW Government (December 2023) A Shared Responsibility: The Plan to Begin Addressing the Housing Crisis in NSW. Retrieved from: <https://www.nsw.gov.au/media-releases/addressing-housing-crisis-nsw>

⁶¹ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood_North_Masterplan_Draft_Masterplan_Report_reduced_stamp_ed.PDF

⁶² Ibid

Council recognises housing is a critical and intractable problem, not only across the eight identified Sydney transport hubs⁶³, but adjoining the Burwood North Metro Station.

In summary, it is difficult to reconcile how a minimum provision of 5% affordable rental housing, as proposed, is an adequate response to implement appropriate affordable housing growth for the overall vision for the Burwood North renewal precinct with its potential future land uses, total dwellings, population and jobs.

Therefore, Shelter is calling on Council for a re-negotiated alternative to the 5% of GFA in delivering affordable housing. This is in recognition of the significant public benefits associated with appropriate levels of low cost rental housing that remain affordable for the long term, prioritised by the Premier's announcement⁶⁴. Such critical actions embed principles for a vibrant and liveable precinct⁶⁵ within the Burwood North community.

5. Recommendation

Shelter recommends any LEP reform arising from the Master Planning process needs to include affordable housing provisions:

- a) which secure developer contributions for affordable housing which achieve a minimum level of consistency between either 15% of all homes created through renewal or 5% of total FSR whichever is the greater of the two measures.
- b) ensure any affordable housing stock generated is to be held in perpetuity (rather than a time limited period)
- c) deliver affordable housing on site, pro-rata and incrementally, in line with the indicative staging program for housing supply delivery across the entire 15 – 20 year timeframe of renewal.
- d) ensure all affordable housing stock created can be transparently managed for a regulated definition of affordable housing, defined by the EP&A Act 1979⁶⁶. This will ensure all stock is tenanted to lower income (tenanted) households by registered CHPs.

Shelter seeks Council confirmation delivery of affordable housing will be prioritised for those lower income households most in need (defined as no more than 30% of a households gross

⁶³ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from [https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood North Masterplan Draft Masterplan Report reduced stamp ed.PDF](https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood%20North%20Masterplan%20Draft%20Masterplan%20Report%20reduced%20stamp%20ed.PDF)

⁶⁴ *ibid*

⁶⁵ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from [https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood North Masterplan Draft Masterplan Report reduced stamp ed.PDF](https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood%20North%20Masterplan%20Draft%20Masterplan%20Report%20reduced%20stamp%20ed.PDF)

⁶⁶ NSW Government (2023). *Frequently asked Questions: What is affordable housing?* Retrieved from: <https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-sepp>

income) to promote a sense of inclusivity⁶⁷, and for those within the local economy. This is in recognition of the significant public benefit derived from the proposed variation to the land use mix for greater and unprecedented density and job opportunities in proximity of fast rail transit for the total 15,500 population⁶⁸.

The significant role of Council securing developer contributions for affordable housing delivered on site, is to encourage affordability for all parts of the community by maximising their access to live and work at the very heart of the renewal precinct, which cannot be underestimated in the public interest.

As such, evidence of what will constitute the new conceptualised planning controls for affordable housing growth to be enacted is sought from Council upon full consideration of the issues raised in this submission.

6. Build to Rent as appropriate housing choices for renters in Burwood North

Shelter NSW recognises the potential offered by the introduction of Build to Rent housing options to create more and greater rental housing choice within the Burwood North renewal precinct. Shelter also recognises build to rent developments offer a new way of renting in the private rental market with the availability of ongoing rental tenure for the life of the building⁶⁹.

The NSW Government recently announced it will cut land tax for build-to-rent housing projects by 50% until 2040, making it particularly attractive for developers⁷⁰. Shelter is mindful that not all build to rent developments generated by this decision can or will be delivered to lower income (tenants) because of the potential for rental offered at more than the median rent for an area⁷¹ based on rental yield investors needing to get a return on their investment. This means such developments will likely continue as a premium housing option⁷².

⁶⁷ Burwood North Precinct Masterplan: Masterplan Report (September 2023). Retrieved from https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/4216/9716/7859/Burwood_North_Masterplan_Draft_Masterplan_Report_reduced_stamp_ed.PDF

⁶⁸ NSW Government (7 December 2023) A Shared Responsibility: The Plan to Begin Addressing the Housing Crisis in NSW. Retrieved from: <https://www.nsw.gov.au/media-releases/addressing-housing-crisis-nsw>

⁶⁹ LGNSW Annual Conference 2023 Business Paper. Retrieved from: https://lgnsw.org.au/Common/Uploaded%20files/QR/Business_Paper.pdf

⁷⁰ Ibid

⁷¹ The Sun Herald (Aug 2023). *The Higher-rent option that tenants welcome*. Retrieved from: <https://www.smh.com.au/national/nsw/in-a-sydney-building-tenants-happily-pay-higher-rents-it-s-a-model-that-could-become-more-common-20230801-p5dt0d.html>

⁷² The Sun Herald (Aug 2023). *The Higher-rent option that tenants welcome*. Retrieved from: <https://www.smh.com.au/national/nsw/in-a-sydney-building-tenants-happily-pay-higher-rents-it-s-a-model-that-could-become-more-common-20230801-p5dt0d.html>

While Shelter acknowledges build to rent developments are not by definition affordable housing⁷³ products, they do offer safe, secure, reliable homes⁴³, appropriate as affordable rental housing growth. The positive impacts associated with such build to rent opportunities have the potential to influence the supply and maintenance of appropriate affordable housing rental growth, whose availability in Australia is growing over the next few years⁷⁴ (**Figure 4**). Availability of build to rent developments can influence and encourage affordability for all parts of a community and as such are in the public interest.

Shelter asserts there are opportunities for build to rent developments, which could maximise access for lower income tenanted households, if undertaken by Council or in partnership with CHPs, if applied to Burwood North. Shelter highlights local Sydney examples where proactive governance has produced high quality outcomes for communities such as the NSW Land and Housing Corporation project for build to rent social and affordable housing in North Parramatta⁷⁵. Or, 54 studio-like apartments (up to 35m²) rented below market rates with at least 20% offered to a range of household types, including carers and women over 55 in Marrickville, offered by non for profit property developer Nightingale Housing which has partnered with Fresh Hope Communities⁷⁶. Further, in other jurisdictions there are examples of build to rent developments specifically for essential workers at an subsidised rent. Such an example is available in Brisbane, Queensland⁷⁷.

Importantly, delivering build to rent properties, which proactively expedite much needed affordable housing provision, in high cost markets such as Sydney⁷⁸. could be used to overcome structural barriers to delivering appropriate rental properties within Burwood North. Shelter asserts nominated locations need to be considered within the Burwood North precinct where Council could negotiate such opportunities in the public interest.

⁷³ NSW Government (2023). *Frequently asked Questions: What is affordable housing?* Retrieved from: <https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-sepp>

⁷⁴ The Sun Herald (Aug 2023). *The Higher-rent option that tenants welcome*. Retrieved from: <https://www.smh.com.au/national/nsw/in-a-sydney-building-tenants-happily-pay-higher-rents-it-s-a-model-that-could-become-more-common-20230801-p5dt0d.html>

⁷⁵ The Sun Herald (Aug 2023). *The Higher-rent option that tenants welcome*. Retrieved from: <https://www.smh.com.au/national/nsw/in-a-sydney-building-tenants-happily-pay-higher-rents-it-s-a-model-that-could-become-more-common-20230801-p5dt0d.html>

⁷⁶ *ibid*

⁷⁷ *ibid*

⁷⁸ *ibid*

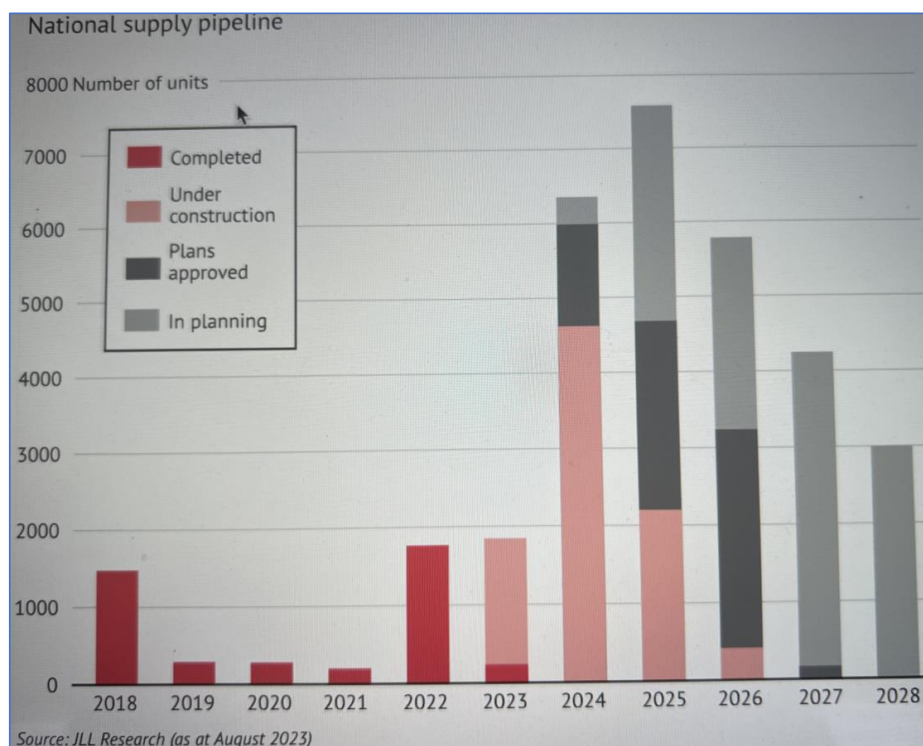


Figure 4: Timeframes for delivery of Australia's build to rent developments.

Source: The Sun Herald (Aug 2023). *The Higher-rent option that tenants welcome*. Retrieved from: <https://www.smh.com.au/national/nsw/in-a-sydney-building-tenants-happily-pay-higher-rents-it-s-a-model-that-could-become-more-common-20230801-p5dt0d.html>

7. Social housing

Shelter previously called for the provision of critical social and economic infrastructure not just a welfare policy response⁷⁹ in response to exhibition of the Draft Burwood Local Strategic Planning Statement (2019). This response was a projected annual growth of 2.4%, the fourth largest in Sydney⁸⁰.

⁷⁹ NSW Shelter Response to Burwood Council Draft Local Strategic Planning Statement submission (September 2019). Retrieved from: https://shelternsw.org.au/wp-content/uploads/2020/11/Burwood_-_LSPS_Shelter_NSW_Submission.pdf

⁸⁰ NSW Shelter (September 2019). *Response to Burwood Council Draft Local Strategic Planning Statement submission*. Retrieved from: https://shelternsw.org.au/wp-content/uploads/2020/11/Burwood_-_LSPS_Shelter_NSW_Submission.pdf

Shelter also encouraged Council to explore the opportunity to secure additional social and community housing within the Burwood North Precinct with a target of 5% of all new dwellings to keep pace, with population growth set to continue⁸¹.

Shelter reiterates the need to target a minimum of 5% social housing to keep pace with population within the regulatory framework for Burwood North to proactively secure properties to help resolve the current and growing unmet need for social housing across the LGA made in its submission in December 2022⁸².

Although Shelter understands councils do not necessarily have a direct role in the provision of social housing and or public housing (for example those older residents on pensions), it nevertheless has an implied responsibility to work collaboratively with state and federal governments to ensure that the Burwood and new precinct around transport nodes has at least a 5% social housing safety net.

8. Built Form / Urban Design outcomes

Shelter acknowledges the significant size of re-development area, public domain and various built form responses for blocks (DAs) that will be staged across the entire renewal precinct. Shelter also notes design excellence competitions that will apply to key sites, creating a positive interface with the public domain and welcomes the potential quality of design outcomes for the new population of the renewal precinct.

Further, the intention to meaningfully integrate and implement the First Nations Design Principles⁸³ (opportunities for sensitive curation of plant species and public domain materials to enhance cultural landscape and Connecting to Country approach) into the design of each stage of the public domain including spaces (to establish a legible blue and green network through the precinct⁸⁴) and in built form responses to blocks in future development applications is welcomed.

Shelter also acknowledges the focus Council is seeking to establish for the planning rule possibilities to create a positive interface with the public domain, in protecting human scale particularly where higher density is focused (including around Burwood Road and Burwood North Metro Station) and in its pedestrian focus.

Shelter would also like to endorse key principles that Council has set out as actions which accord with Shelter's own including for greater housing diversity, universal design as a standard living blueprint for apartment living, enhancing pedestrian connectivity within and

⁸¹ ibid

⁸² ibid

⁸³ Burwood North Masterplan – Attachment 3 – First Nations Design Principles Report, August 2023. Retrieved from: https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/7216/9577/7359/Burwood_North_Masterplan_-_Attachment_3_-_First_Nations_Design_Principles_Report.PDF

⁸⁴ ibid

to Burwood Park, prioritising access to public transport linkages and to open space throughout the residential areas.

8. Recommendation

Shelter NSW recommends Council gives due consideration to appropriate conditions to set up a design review panel to oversee the overall development and its key features (urban design and built form responses) to ensure renewal of the precinct as a whole can be constructed and operated to ensure it retains the capacity to support the necessary design integrity for coherent growth across the expected 15 – 20 year timeframe⁸⁵ as this will result in a greater net community benefit for the Burwood North community and should have regard to:

- 1) surveyor endorsed A3 drawings with each future development application and all future land subdivision to ensure covenants are placed on the title to limit GFA for each development block to within the approved building envelopes and to ensure the maximum GFA for each development parcel does not exceed the total GFA for the site.
- 2) a City Datum Line is applied to all buildings across the entire Burwood North Renewal Precinct to ensure an appropriate pedestrian scale is maintained at street level throughout the precinct. Details of such are to be submitted at each future Development Application stage.
- 3) the need for detailed resolution of the form and bulk for commercial offices / retail and residential buildings along all roads and pedestrian links/lanes to improve the quality and amenity of the public domain including providing direct access into retail shops from pedestrian footpaths, entry lobbies to commercial offices or residential apartments; by locating services and fire exits on streets prioritising pedestrian activity to the extent possible in meeting BCA requirements; by minimising the number of driveways and their widths, network of pedestrian lands and thoroughfares that integrate strong, well defined and appropriately located embellished pedestrian paths with inviting vistas into and out of the site and to stronger links between the site and surrounding land uses and external street networks for appropriately located and timed footpath, cycle, bus, road and rail infrastructure upgrades necessary to develop and sustain a high quality town centre.
- 4) Further definition of the extent of landscaping, to ensure enhanced landscaping treatment can remove impressions of strip retail, reinforce prominent corners, preserve mid-winter solar access to public open space (park and plaza) and plant species are selected in response to the local native plant context which can integrate drought resistant, water saving management outcomes.

⁸⁵ ibid

- 5) To meaningfully integrate and implement the First Nations Design Principles⁸⁶ (opportunities for sensitive curation of plant species and public domain materials to enhance cultural landscape and Connecting to Country approach) into design of each stage of the public domain including spaces (to establish a legible blue and green network through the precinct⁸⁷) and in built form responses to blocks in future development applications.

9. Thank you

Shelter NSW appreciates and welcomes the opportunity to comment on the Burwood North renewal precinct in recognition of the significant public benefits to the local community. It is hoped the submission including suggested amendments, designed to serve the Burwood North community for realising improvements to both the nature and effect of affordable housing and definition of the urban structure for the precinct will add to the quality and experiences of the community, the Burwood North Renewal Precinct is designed to serve.

If you wish to discuss our submission in more detail, please contact [REDACTED]

[REDACTED]

Sincerely Yours,

[REDACTED]

[REDACTED]

[REDACTED]

Sincerely Yours,

[REDACTED]

[REDACTED]

[REDACTED]

⁸⁶ Burwood North Masterplan – Attachment 3 – First Nations Design Principles Report, August 2023. Retrieved from: https://hdp-au-prod-app-burwd-participate-files.s3.ap-southeast-2.amazonaws.com/7216/9577/7359/Burwood_North_Masterplan_-_Attachment_3_-_First_Nations_Design_Principles_Report.PDF

⁸⁷ *ibid*

Appendix A

Table 1: Rental Affordability Index by household type in Burwood LGA

<i>Household Type</i>	<i>Indictive gross annual income</i>	<i>RAI Score</i>	<i>Rent as a share of income*</i>	<i>Relative Unaffordability Category</i>
Single person on Jobseeker	\$22,100	17	60% or more	Extremely unaffordable
Single pensioner	\$36,700	31	60% or more	Extremely unaffordable
Single part-time worker parent on benefits	\$44,800	31	60% or more	Extremely unaffordable
Pensioner couple	\$54,300	37	60% or more	Extremely unaffordable
Hospitality worker	\$62,800	61	38-60%	Severely unaffordable
Student share house	\$84,800	52	38-60%	Severely unaffordable
Minimum wage couple	\$91,800	61	38-60%	Severely unaffordable
Single income couple with children	\$104,500	64	38-60%	Severely unaffordable
Single full-time working parent	\$104,500	71	38-60%	Severely unaffordable
Dual income couple with children	\$209,000	131	20-25%	Acceptable rents

* Low to moderate income Australian household types - Source: SGS Economics and Planning November 2023 [Rental Affordability Index](#)

Appendix A

Table 1: Rental Affordability Index by household type in Burwood LGA

TABLE 1. RENTAL AFFORDABILITY INDEX AND SEVERITY OF RENTAL UNAFFORDABILITY

Index score	Share of income spent on rent	Relative unaffordability
<50	60% or more	Extremely unaffordable rents
51-80	38-60%	Severely unaffordable rents
81-100	30-38%	Unaffordable rents
101-120	25-30%	Moderately unaffordable rents
121-150	20-25%	Acceptable rents
151-200	15% or less	Affordable rents
>200		Very affordable rents

Appendix B

Table 2: Affordable Housing delivery details for 33 LGAs of Greater Sydney

LGA – Greater Metro Sydney	Instrument Clauses / definition of AH	AHCS / Plan	Planning Agreement Register that includes VPA with an AH contribution	AH dwellings
Bayside City Council	<p>Bayside LEP 2021</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0498</p>	<p>Local Housing Strategy 2020-2036</p> <p>Bayside Affordable Housing Background 2021</p> <p>\\srv\RedirectedFolders\stacey\Desktop\Local Government\LG AH Systems\Bayside Council\Bayside_Affordable_Housing_Background_Report_2021.pdf</p> <p>Bayside Affordable Housing Strategy 2021</p> <p>\\srv\RedirectedFolders\stacey\Desktop\Local Government\LG AH Systems\Bayside Council\Bayside_Affordable_Housing_Strategy_2021.pdf</p>	<p>Yes VPA with AH</p> <p>https://www.bayside.nsw.gov.au/services/planning-and-building/planning-our-city/planning-agreements#-planning-agreements-register-</p>	Yes

Item Number 28/24 - Attachment 4

Attachment 4 - Engagement Outcomes Report - Burwood North Precinct Masterplan - May 2024

		<p>Section 7.11 Dev Contributions Plan 2016 (Amendment 1) will apply to the site at the development application (DA) stage.</p> <p>VPA</p> <p>In addition, the proponent is willing to enter into a planning agreement with council to deliver additional public benefit through a monetary contribution towards the local infrastructure such as community facilities and public open space improvements (Or the like).</p>		
Blacktown City Council	<p>Blacktown LEP 2015</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2015-0239</p>	<p>Blacktown Housing Strategy 2020</p> <p>https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/Blacktown.pdf</p> <p>No affordable housing strategy</p>	<p>No AH in VPAs</p> <p>https://www.blacktown.nsw.gov.au/Plan-build/Stage-2-plans-and-guidelines/Section-7.11-Plans-Planning-Agreements-Works-in-Kind-and-Contributions-Register/Planning-Agreements-Register</p>	No.

Blue Mountains Council	<p>Blue Mountains LEP 2015</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2015-0829</p> <p>BM LEP 2015:</p> <p>Cl.6.22 – Incentives for providing AH – add 15% of the max GFA with 50% of incentive used for AH for at least 3 years on title.</p> <p>Blue Mountains LEP 2005</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2005-0633</p> <p>BM LEP 2005</p> <p>Cl 12 – Principal Objectives of the Plan – to promote affordable housing options</p>	<p>Local Housing Strategy 2020</p> <p>https://www.bmcc.nsw.gov.au/sites/default/files/docs/Blue%20Mountains%20Local%20Housing%20Strategy_March%202020.pdf</p> <p>No adopted Affordable Housing Strategy</p>	<p>No AH in VPAs</p> <p>https://www.bmcc.nsw.gov.au/development/planning-rules/infrastructure-contributions-planning-agreements</p> <p>Note</p>	No

	<p>Blue Mountains LEP 1991</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-1991-0683</p>			
Burwood Council	<p>Burwood LEP 2012</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2012-0550</p>	<p>BURWOOD HOUSING STRATEGY</p> <p>Endorsed by Council on 11 February 2020</p>	<p>No AH in VPAs</p> <p>https://www.burwood.nsw.gov.au/Planning-Building/Development-Contributions-Voluntary-Planning-Agreements</p>	No.
Camden Council	<p>Camden LEP 2010</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0514</p>	<p>Local Housing Strategy October 2020</p>	<p>No AH in VPAs</p> <p>https://www.camden.nsw.gov.au/strategic-planning/section-7-11/voluntary-planning-register/</p>	No.
Campbelltown Council	<p>Campbelltown LEP 2015</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2015-0754</p>	<p>Local Housing Strategy</p> <p>Endorsed by Campbelltown City Council</p> <p>29 September 2020</p>	<p>https://www.campbelltown.nsw.gov.au/Build-and-Develop/Planning-Policies-and-Controls/Planning-Agreement-Register</p>	Yes AH Units

	Cl.8.4 AH in area B – (8.4 (1)& 8.4 (2) at least 5% of GFA used for res accommodation as AH (gross floor area of 50sqm).			
Canada Bay Council	<p>Canada Bay LEP 2013</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0389</p> <ul style="list-style-type: none"> • Cl.6.12 AH contribution area. • Area 4 – 3.5% that exceeds floor space by applying a FSR of 1.76: 1 • 4% of relevant fl area (res) in Burwood AHC area • 4% relevant fl area in Hmbush AHC area • 4% relevant fl area in Kings Bay • 5% - Concord West, Rhodes East, Five Dock • 	<p>CANADA BAY LOCAL HOUSING STRATEGY 2019</p> <p>Council uses VPAs to deliver AH units</p>	<p>Long standing commitment to AH - 2007</p> <ul style="list-style-type: none"> • 26 in perpetuity via VPA framework • NRAS support • Lobbied for an LGA wide AH scheme <p>Future</p> <p>Canada Bay LEP (2013) introduced AH scheme (2021)</p> <p>Rates: 3.5% – 5% of res GFA) on identified sites.</p> <p>Choice to contribute one / more dwgs. (50sqm +) and or monetary</p> <p>https://www.canadabay.nsw.gov.au/development/plans-</p>	Yes.

			policies-and-controls/planning-agreements Notes: The identified growth is mostly on sites to come : Anticipated AH deliverables: 100 Rhodes (east and west) 150 – 200 (Parramatta Urban Strategy Precinct Areas) Bushell's site (Concord) under negotiation Planning proposals for residential / mixed use development.	
Canterbury Bankstown Council	Canterbury – Bankstown LEP 2023 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2023-0336	Canterbury Bankstown Council Local Housing Strategy June 2021 Draft Affordable Housing Strategy 2020 \\srv\RedirectedFolders\stacey\Desktop\Local Government\LG AH Systems\Canterbury - Bankstown\Draft Affordable Housing Strategy Background Report WEB.pdf	No https://www.cbcity.nsw.gov.au/development/planning-control-policies/planning-agreements-register	No

		Draft Affordable Housing Agreement \\srv\redirectedfolders\stacey\Desktop\Local Government\LG AH Systems\Canterbury - Bankstown\Draft Planning Agreement Policy Amendments - WEB.pdf		
Cumberland City Council	Cumberland LEP 2021 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0651 AH – Dictionary	Cumberland Council Local Housing Strategy July 2020	Cumberland Planning Agreement https://www.cumberland.nsw.gov.au/voluntary-planning-agreements 8 AH units from a VPA	Yes
Fairfield City Council	Fairfield LEP 2013 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0213	Fairfield City Local Housing Strategy 2020	Fairfield Planning Agreement https://www.fairfieldcity.nsw.gov.au/Planning-and-Building/Planning-and-Policies/Planning-Agreements	Yes.

			However, the register of planning agreements on exhibition, executed and or concluded do not show any planning agreements where AH has been acquired.	
Georges River Council	Georges River LEP 2021 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0587	Local housing strategy August 2020 Georges River Inclusive Housing Strategy 2022 \\srv\RedirectedFolders\stacey\Desktop\Local Government\LG AH Systems\Georges River Council\Georges-River-Inclusive-Housing-Strategy-August-2020.PDF	https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Development-Contributions-and-Planning-Agreements/Voluntary-Planning-Agreements Yes but no AH provision in the register of executed agreements dating from 2011 to 2023.	
Hawkesbury	Hawkesbury LEP 2012 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2012-0470 1.2 Aims of Plan	Hawkesbury Local Housing Strategy August 2020	https://www.hawkesbury.nsw.gov.au/plan-and-build/planning-policies/planning-agreements	No AH
Hornsby Council	Hornsby LEP 2013 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0569	Hornsby Local Housing Strategy 2021	https://www.hornsby.nsw.gov.au/property/build/application/development-contributions	Yes AH

	<p>Cl.7.2 Objective of Part – Cherrybrook Station Precinct</p> <p>Cl. 7.6 Height of Buildings – Area 1 – Height up to 23.5m subj to accept massing/amenity</p> <ul style="list-style-type: none"> - 10% RFA in Area 10 used for affordable housing for at least 10 years from occupation. 			
Hunters Hill Council	<p>Hunters Hill LEP 2012 (2013 EPI 34)</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0034</p>	<p>Hunter's Hill Local Housing Strategy 12 May 2021</p>	<p>https://www.huntershill.nsw.gov.au/development/plans-policies-and-controls/voluntary-planning-agreements/voluntary-planning-agreements-register/</p> <p>No evidence of AH in the two planning agreements listed.</p>	No AH
Inner West Council	<p>Inner West LEP 2022</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2022-0457</p> <p>Cl.4.3A Exception to max height of blgs in Ashfield town Centre</p>	<p>Our Inner West Housing Strategy March 2020</p> <p>Inner West Affordable Housing Policy</p> <p>Affordable Housing Policy 2022.pdf</p>	<p>https://www.innerwest.nsw.gov.au/develop/plans-policies-and-controls/strategic-plans/voluntary-planning-agreements</p>	Yes AH

	<p>Cl.6.17 Dev of Land at 168 Norton St, Leichhardt</p> <p>Cl. 6.19 Dev of land at 17 Marion St, Leichhardt</p> <p>Cl. 6.25 Dev of land at 469 – 483 Balmain Rd, Lilyfield</p> <p>6.33 Affordable Housing</p>	<p>Affordable Rental Housing Program and Procedures 2019</p> <p>Position Paper: Best Practice in Value Capture March 2017</p> <p>Planning Tools and Planning Agreements</p>	<p>Leichhardt Council had a long-standing commitment to deliver AH prior to amalgamation</p> <p>19 dwellings in perpetuity.</p> <p>Via Planning Agreements</p> <p>Future</p> <p>Awaiting Inner West LEP 2020 gazettal. AH Policy (2022) adopted in May to add AH by:</p> <p>Planning agreements</p> <p>inclusionary zoning in the form of AH Contribution Scheme under SEPP (Housing) 2021</p> <p>ARHP (key worker program)</p> <p>Affordable housing development and management partnerships with a relevant CHP / private sector.</p>	
Ku-ring-gai Council	Ku-ring-gai LEP 2015	Ku-ring-gai Housing Strategy to 2036 December 2020	https://www.krg.nsw.gov.au/Planning-and-development/Building-and-	

	https://legislation.nsw.gov.au/view/html/inforce/current/epi-2015-0134 Cl.6.13 Lindfield Village Hub – Res fl spac greater than 1.35: 1 used for AH	No AH but, evidence in the AH clauses in the LEP 2015	renovations/Development-contributions/Planning-agreements	
Lane Cove Council	Lane Cove LEP 2009 (2010 EPI 49) https://legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0049 <ul style="list-style-type: none"> • Cl.7.1 Dev on land in St Leonards South Area • Cl. 7.3 – Min AH requirements: • Area 1 – 14 dwgs • Area 2, 3, 4 – 7 dwgs • Area 6, 12, 14, 2 dwgs • Area 13, 17 – 1 dwg 	Lane Cove Council Local housing strategy July 2021	https://www.lanecove.nsw.gov.au/Development/DA-Process/Planning-Agreements	
Liverpool Council	Liverpool LEP 2008 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2008-0403 Liverpool Plains LEP 2011 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0644	Liverpool Local Housing Strategy July 2021	https://www.liverpool.nsw.gov.au/development/liverpools-planning-controls/planning-agreements	No AH

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Mosman Council	<p>Mosman LEP 2012 (2011 EPI 647)</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0140</p>	Local Housing Strategy A Place 2020	https://mosman.nsw.gov.au/planning-and-development/planning-controls/planning-agreements-policy	No AH
North Sydney Council	<p>North Sydney LEP 2013</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0411</p> <p>Cl. 1.2 Aims of Plan</p>	Local Housing Strategy 2019	https://www.northsydney.nsw.gov.au/proposed-developments-approvals/view-voluntary-planning-agreements	Yes AH
<p>Northern beaches council.</p> <p>(Pittwater, Narrabeen, Frenchs Forest, Curl Curl & Manly)</p>	<p>Manly LEP 2013</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0140</p> <p>Cl. 1.2 Aims of Plan</p>	<p>Northern Beaches Local Housing Strategy</p> <p>Future</p> <p>Council and the State Government worked on the inclusion of an AH target in redevelopment precincts through Warringah LEP 2011 requiring:</p>	https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/planning-agreements	<p>Yes AH.</p> <p>6 dwellings (Narrabeen).</p>

<p>Northern beaches Warringah</p>	<p>Warringah LEP 2000 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2000-0690</p> <p>Cl.6.11 AH contribution area</p> <p>Warringah LEP 2011 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649</p>	<p>15% key worker AH target in town centre of French's Forest</p> <p>10% key worker AH target on periphery</p> <p>The primary target group for affordable housing is essential workers (key workers). These are jobs considered important to local economies.</p> <p>Goal: Deliver 1,880 AH dwellings from planning proposals by 2036</p>	<p>https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/planning-agreements</p>	
<p>Northern beaches Pittwater .</p>	<p>Pittwater LEP 2014 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0320</p>		<p>https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/planning-agreements</p>	

			renovations/planning-agreements	
Parramatta City Council	<p>Parramatta LEP 2023</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2023-0117</p>	Local Housing Strategy 2020	https://www.cityofparramatta.nsw.gov.au/sites/council/files/2020-03/Voluntary%20Planning%20Agreements%20policy.pdf	Yes AH.
Penrith Council	<p>Penrith LEP 1991 (Environmental Heritage Conservation (1991 EPI 674)</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-1991-0674</p> <p>Penrith LEP 1998 (Urban Land) (1991 EPI 9)</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-1999-0009</p> <p>Cl. 9. Zone objectives and dev control table</p>	Local Housing Strategy 2022	https://www.penrithcity.nsw.gov.au/building-development/planning-zoning/planning-controls/voluntary-planning-agreements	Yes AH.

Penrith Council	<p>Penrith LEP 2010</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0540</p> <p>Zone R4 High Density Residential</p> <p>Penrith LEP No. 201 (Rural Lands) (1991 EPI 364)</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-1991-0364</p> <p>Cl. 7.31 AH contributions</p> <p>Penrith LEP No. 255 – Exempt and Complying Development (2000 EPI 122)</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2000-0122</p>	Local Housing Strategy 2022		No AH
Randwick Council	<p>Randwick LEP 2012 (2013 EPI 36)</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0036</p>	<p>Long standing commitment to delivering AH (1996).</p> <p>20 in perpetuity.</p>	Used Planning agreement in the past and dedicated Council land to AH projects	Yes AH

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	<p>Cl.6.18 AH @ Kensington & Kingsford Town Centres – requires a contribution 3% of TFA for res dev in Area 1 up to Aug 22</p> <p>From Aug 22, requires a contribution 5% of TFA for res dev.</p>	<p>10 VPA negotiated (162 Barker Street, Randwick - Newmarket Green) of 750 dwellings.</p> <p>8 units jointly with CHP - 50% equity 4 council</p> <p>Future</p> <p>An AH contribution scheme applies across Kingsford / Kensington Town Centres as part of Randwick LEP 2012.</p> <p>Rate of 3% of total floor area used for residential (up to Aug 2022)</p> <p>Rate of 5% total floor area of residential (from Aug 2022).</p> <p>Goal:</p> <p>200 AH units across Kingsford / Kensington in 15 years.</p>	<p>https://www.yoursay.randwick.nsw.gov.au/voluntaryplanningagreements</p>	
Ryde Council	<p>Ryde LEP 2014</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0608</p>		<p>https://www.ryde.nsw.gov.au/Planning-Development/Voluntary-Planning-Agreements/Voluntary-Planning-Agreements-Register#:~:text=Planning%20Ag</p>	Yes AH

			reements%20are%20a%20legally,Act%201979%20(EPA%20Act).	
Strathfield Council	Strathfield LEP 2012 (2013 EPI 115) https://legislation.nsw.gov.au/view/html/inforce/current/epi-2013-0115		https://www.strathfield.nsw.gov.au/develop/developer-contributions-and-voluntary-planning-agreement-register/	Yes AH.
Sutherland Council	Sutherland Shire LEP 2006 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2006-0669 Cl. 49 (g) Urban Design – res buildings (Opportunities for AH) Sutherland Shire LEP 2015 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2015-0319 AH – Dictionary		https://www.sutherlandshire.nsw.gov.au/plan-and-build/Planning-considerations/planning-agreements-vpa	Yes AH.

	Cl. 6.17 (g) Urb Des – residential accommodation (opportunities for AH)			
Sydney City	<p>Long standing commitment to delivering AH</p> <p>Section 94A of the EPA Act 1979</p> <p>VPA's</p> <p>South Sydney LEP 1998 (Green Square)</p>	<p>Sydney City LEP 2012 Clause (e) to encourage the growth and diversity of the residential population of the City of Sydney by providing for a range of appropriately located housing, including affordable housing,</p> <p>Council amended its AH contributions in 2020</p> <p>It introduced an AH contribution scheme across the LGA defined by precincts.</p> <p>Rates vary from 3% to 1% for residential and no residential zones and are indexed over time</p>	<p>Planning Agreement</p> <p>https://www.cityofsydney.nsw.gov.au/council-governance-administration/planning-agreement-register#:~:text=Planning%20agreements%20are%20negotiated%20between,VPAs)%20in%20the%20Planning%20portal.</p>	<p>Yes AH</p> <p>City West 1995 (Pymont / Ultimo)</p> <p>2022 - 808 dwellings in perpetuity with a target of 11,690 by 2036.</p>
The Hills Council	<p>The Hills LEP 2019</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2019-0596</p>	<p>Landcom and Sydney Metro aim to deliver up to 55 Affordable Housing dwellings at Tallawong station precinct.</p> <p>These properties will be managed by Bridge Housing Group based on the Ministerial</p>	<p>https://www.thehills.nsw.gov.au/Building/Planning-Guidelines/Development-Contributions/Voluntary-Planning-Agreements-Register-Archive</p>	<p>Yes, AH Units</p> <p>55</p>

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		Guidelines (market rent not household income).		
Warringah (northern beaches)	<p>Warringah LEP 2000 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2000-0690</p> <p>Cl.6.11 AH contribution area</p> <p>Warringah LEP 2011 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2011-0649</p>	Northern Beaches Local Housing Strategy	https://www.northernbeaches.nsw.gov.au/planning-and-development/building-and-renovations/planning-agreements	
Waverley Council	<p>Waverley and Woollahra Joint LEP 1991 – Bondi Junction Commercial Centre (1991 EPI 442) https://legislation.nsw.gov.au/view/html/inforce/current/epi-1991-0442</p> <p>Waverley LEP 2012</p>	<p>Waverley Local Housing Strategy 2020 – 2036</p> <p>Waverley Affordable Housing Policy.pdf Systems\Waverley\Waverley Affordable Housing Policy.pdf Waverley Affordable Housing Contributions Scheme.pdf</p> <p>Waverley Affordable Housing Contributions Scheme.pdf</p>	<p>https://www.waverley.nsw.gov.au/building/planning_a_development/policies_and_guidelines/planning_agreements</p> <p>Affordable Housing Policy adopted in 1996</p> <p>25 in perpetuity Via planning agreements</p> <p>47 older person time limited</p>	<p>Yes AH Units</p> <p>25 in perpetuity</p>

	https://legislation.nsw.gov.au/view/html/inforce/current/epi-2012-0540 AH permissible in the following zones / dev sites: Zone R3 (Med Den), Zone R4 (High Den), Zone B1 (Local Centre), Zone MU1 (Mixed Use), Cl.6.13 (Dev at Edina Estate, Waverley).	Future Waverley Affordable Housing Contributions Scheme 2020 recommended a percentage range across the LGA of 1-3% contribution on all new residential apartment development and 10 % contribution on sites receiving uplift	3 home share - disabilities	
Willoughby Council	Willoughby LEP 2012 https://legislation.nsw.gov.au/view/html/inforce/current/epi-2012-0679 Cl.1.2 Aims of Plan Cl.4.4 FSR – part for AH not taken as GFA of the building in Area 3 (special provisions area map) Cl.6.8 AH - principles incl. managed so represents v low, low and	Willoughby Housing Strategy 2036 Affordable Housing Policy - Final.docx (2).pdf Local Centres Strategy to2036 MAY2020 WCC.pdf AH 37 homes currently 70 AH unit as an aspirational target 10% AH target	https://www.willoughby.nsw.gov.au/Development/Plan/Development-Contributions/Voluntary-Planning-Agreements	Yes AH units 37 AH in perpetuity

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	moderate income and maintained for their continued use.	<p>2020 WCC undertook a feasibility analysis to develop affordable housing projects on Council owned sites.</p> <p>Sailors Bay Road AHP –</p> <p>Adaptive reuse of existing library building for AH. -utilized, hall space</p> <p>into 2 affordable housing units (1 x 1 Bed & 1 x 2 Bed units)</p> <p>Abbot Road, Artarmon -</p> <p>Council owned land 26 AH units by 2026</p>		
Wollondilly Shire Council		Local Housing Strategy 2021	https://www.wollondilly.nsw.gov.au/planning-and-development/development-contributions/planning-agreements-register/	No.
Woollahra Council	<p>Woollahra LEP 2014 (2015 EPI 20)</p> <p>https://legislation.nsw.gov.au/view/html/inforce/current/epi-2015-0020</p>	Woollahra Local Housing Strategy 2021	https://www.woollahra.nsw.gov.au/data/assets/pdf_file/0007/213973/Voluntary_Planning_Agreement_Policy.pdf	No.

Appendix C

Table 3: Comparison renters, renter households paying > 30% household income for Sydney Transport Hubs¹ by LGA

LGA	Rent	Pay more than 30% of household income
Bays West	Not available	Not available
Burwood	47%	38.5%
Bankstown	42.6%	46.8%
Hornsby	23%	33.5%
Kellyville	19.2%	26.4%
Homebush	57.8%	29%
Crows Nest	50.3%	23.9%
Kellyville	19.2%	26.4%
Macquarie Park	65.8%	36.8%
Bella Vista	12.6%	26.9%

Source: ABS Quick Stats – Various LGAs (2021)

The table provides for indicative differences in renters and renter households paying greater than 30% household income are listed by LGA where accelerated rezoning by 2024.

Delivery for up to 47,800 homes is expected from fast rezoning surrounding eight identified Sydney transport hubs over the next 15 years, announced by the NSW Premier in December 2023².

The eight identified Sydney transport hubs include: Bankstown, Bays West, Bella Vista, Crows Nest, Homebush, Hornsby, Kellyville and Macquarie Park³.

¹ NSW Government (7 December 2023) A Shared Responsibility: The Plan to Begin Addressing the Housing Crisis in NSW. Retrieved from: <https://www.nsw.gov.au/media-releases/addressing-housing-crisis-nsw>

² ibid

³ NSW Government (7 December 2023) A Shared Responsibility: The Plan to Begin Addressing the Housing Crisis in NSW. Retrieved from: <https://www.nsw.gov.au/media-releases/addressing-housing-crisis-nsw>



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Local Health District

BR23/8913

[REDACTED]
Director of Planning
Burwood Council
PO Box 240
BURWOOD NSW 1805

[REDACTED]
council@burwood.nsw.gov.au

Re: Draft Burwood North Precinct Masterplan

I write in response to a call for submissions relating to the draft Burwood North Precinct Masterplan. Burwood is a key suburb situated within Sydney Local Health District boundaries and an important part of our local community.

The draft Masterplan is comprehensive and while the District is generally supportive of the need to provide housing solutions along transport lines within Sydney, the proposed heights and density are significant and are inconsistent with the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). It is recommended that the draft Masterplan be reviewed against the NSW Healthy Built Environment Checklist with consideration of the following areas: active transport, access to sunlight, access to open green space, urban canopies, gas free units, use of solar and cross ventilation. Significant challenges for residents living in highly urbanised environments include increased heat impacts, heart disease, mental illness, and Type 2 diabetes.

It is also strongly recommended that the draft Masterplan be amended to address the following:

- A reduction in height and density to increase access to open green spaces, sunlight, cross ventilation, and general amenity.
- An increase in open green spaces to maintain the current provision of at least 10m²/ person, and specified RE1 zoning for open green spaces.
- Consideration of the high proportion of multigenerational living in future population projections.
- An increase in affordable housing – at least 30% across the development – in alignment with the State Governments affordable housing statements. This contribution should be provided in perpetuity to support long term affordable housing options.
- Include Social Housing – 5% of new private developments – and ensure all public land within the Masterplan area, including Land and Housing Corporation (LAHC) land, be redeveloped with a minimum of 50% social/affordable housing, consistent with the NSW Government target for LAHC land in Waterloo South. It is recommended that there be no decrease in nett social housing.
- Consideration of the impact of Canada Bay planning on Burwood planning, including Metro capacity and Parramatta Road usage. As this development is based on the premise that

PO Box M30
Missenden Road, NSW, 2050
Email slhd-esu@health.nsw.gov.au
www.slhd.nsw.gov.au

Sydney Local Health District
ABN 17 520 269 052
Level 11 North, King George V Building
83 Missenden Rd
CAMPERDOWN, NSW, 2050
Tel 612 9515 9600 Fax 612 9515 9610



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residents will primarily use the new Metro, it is not appropriate that the Metro station would be over capacity on its opening.

The draft Masterplan also requires review in the context of the rezoning and development plans of neighbouring councils along Parramatta Road. These developments will also contribute to an increase in the population living within the Sydney Local Health District catchment who will require access to health care services. Sydney Local Health District will need to consider spaces for health care services as the total District population grows along the corridor of Parramatta Road including consideration of community healthcare services within these proposed developments.

Further commentary related to the rezoning proposal is provided in Appendix One, attached.

Thank you for the opportunity to comment on the draft Burwood North Precinct Masterplan, and we welcome future opportunities to be included in the review of Burwood planning proposals.

Should you require any further information, please contact [REDACTED]
Sydney Local Health District on [REDACTED]

Yours sincerely

[REDACTED]



APPENDIX ONE

Height and Density

- The height and density of the Burwood North Masterplan is a significant change to the local area. The District is supportive of the need to provide housing solutions along transport lines, however, recommends a reduction in height and density due to the healthy living implications of the proposed Masterplan which includes limited access to open green spaces, sunlight, and cross ventilation and a loss of general amenity.
- A reduction in building heights will also support access to sunlight for periods of up to 4 hours during winter solstice, as the proposed Masterplan only allows a limited 2 hours of access to sunlight per day during the winter solstice, due to shadowing from tall buildings.
- The proposed increase of 13,415 persons would mean a total of 15,473 people living within a 26ha (0.26 km²) space, equal to an estimated resident population density of 59,511 persons per km² (by comparison Green Square has an estimated population density of 12,505 persons per square km). Significant challenges for residents living in highly urbanised environments include increased heat impacts, heart disease, mental illness and Type 2 diabetes.
- The existing community infrastructure does not currently meet the needs of the local community as outlined in the Burwood Council Community Facilities Addendum Sept 2023. The library and indoor recreation centre do not meet community needs, and by 2036, community venues and arts and cultural centres will also not meet demand.
- To clearly demonstrate the impacts it is recommended that the proposal illustrates the building heights, floorspace ratios, solar access and public open space per person if all available bonuses were to be applied.

Tenure Mix

- The affordable housing targets outlined in the draft Masterplan for the precinct are low and set only between 3% and 5%. It is recommended a rate of 30% be provided for in perpetuity. As the major employer within the area, across a spectrum of jobs, District staff need to be able to access affordable housing and live closer to their workplace.
- A lack of social housing for vulnerable communities is a major issue within the District. It is suggested that the addition of a 5% social housing target within the Masterplan for private land is applied to support highly vulnerable communities and priority populations for whom access to housing is difficult. It will also support the easing of long waiting lists for social housing in the area.
- Parts of the proposed development are currently provided through the Land and Housing Corporation as social housing, Meryla Street and Britannia Avenue. Public land within the Masterplan area, including LAHC land, should be redeveloped with a minimum of 50% social/affordable housing, consistent with the NSW Government target for LAHC land in Waterloo South. It is recommended that there be no decrease in nett social housing.
- An increase in larger style units (3 bedroom or more) is recommended to support families and multigenerational living.
- It is suggested that if developers pay an affordable housing contribution instead of including affordable housing in their developments, that third-party affordable housing should be built within 800m walking network distance of a heavy rail station in the Burwood LGA.
- It is also suggested that Burwood Council approach the State/Commonwealth to fund additional social and affordable housing.

Health Care Access

- The rezoning of Burwood North will support an increase of 13,415 people (based on a conservative 2.5 people/dwelling) living within Sydney Local Health District, who will require access to health care. This is in addition to the forecasted growth of 43.6% and 15.6% for Burwood and Canada Bay LGAs respectively (33,120 extra persons by 2036). These development proposals should plan for health and primary care facilities within shared community and health spaces.
- As there are a number of PRCUTS precinct proposals along the Parramatta Road corridor, there is likely to be a significant impact on the demand for local health care. By 2036 the increase in population will require community healthcare services that include primary health care services.



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Traffic and transport

- As Parramatta Road is the main arterial road to access RPA, increased traffic may impact staff accessing their place of work and the public accessing health care services. The cumulative effect of these PRCUTS developments on traffic may be substantial.
- The proposed increase in population associated with the Masterplan requires incentives for active and public transport to address increased demand.
- There are also implications on Metro West, with the current design capacity unable to meet the forecasted demand with the uplift in housing density proposed (Rapid Transport Appraisal Oct 2023)
- The lower parking targets and the unbundling of parking from residential lots, will improve affordability and flexibility for residents. However, the provision of parking is unclear across the proposal and further information is required to determine the implications that increased parking and vehicle usage will have on traffic congestion, traffic noise pollution, road trauma, air toxins and emissions. In many other global city centres, a new residential development within close proximity to rail stations has little or no off-street parking, except for car share, disabled parking, service vehicles etc.
- To improve pedestrian safety, walkability and the calming of traffic within the precinct the following strategies are suggested:
 - Mid-block wombat crossings aligned with all through-site links.
 - Continuous footpath treatments or wombat crossings at all side streets.
 - 30 km/h design speed on all streets.
 - Support unbundled parking and maximum parking rates - though rates could be lower.
 - Oppose clearways and new traffic signals.

Implications for Healthy Living

- The NSW Healthy Built Environment Checklist ensures new masterplans and developments support the health and wellbeing of the community living within them. Suggested modifications to the planning controls include:
 - The inclusion of electric only (gas free) units and cross ventilation to improve thermal comfort and support better indoor air quality.
 - The planning for green spaces be reviewed. Burwood Council have identified that Burwood has a shortfall of open space (10m²/ person) which currently is significantly lower than neighbouring LGAs. Burwood Park is at capacity on weekends and the small amounts of green space that include plazas and pocket parks, do not provide enough space to promote a healthy and active lifestyle.
 - Reverse cycle air conditioning be placed in all units to lower space heating/cooling costs.
 - Mitigation strategies be used in building design to remove the implications of increasing density along large roads that expose residents to noise and air pollution. The sides of the buildings facing Parramatta Road would ideally be designated non-residential to reduce exposure to noise and air pollution.
 - Rezoning of land along Parramatta Rd should be conditional on state government complying with WestConnex SEARs, namely reallocation of two lanes of Parramatta Rd from general traffic to public transport.
 - Planning/development along Parramatta Rd should follow NSW Planning's Development Near Rail Corridors and Busy Roads – Interim Guideline.
 - Access to outdoor spaces be provided via balcony/deck areas. These spaces reduce the risk of airborne disease transmission and foster a sense of community.



65 Homebush Road, Strathfield NSW 2135
PO Box 120, Strathfield NSW 2135 | P 02 9748 9999 | F 02 9764 1034
E council@strathfield.nsw.gov.au | www.strathfield.nsw.gov.au | ABN 52 719 940 263

21 December 2023

Attn: Tommaso Briscese
Burwood Council
2 Conder Street
Burwood NSW 2134

By email: Council@burwood.nsw.gov.au

Dear Mr Tommaso Briscese,

Re: Submission Draft Burwood North Precinct Masterplan

Thank you for the opportunity to provide feedback on the draft Burwood North Precinct Masterplan.

I would like to commend yourself and the planning team in bringing forward a contemporary masterplan that responds well to the delivery of Sydney Metro and offers a framework that will delivery new homes, employment opportunities and visitor destination is close proximity to high frequency public transport.

In providing this feedback, I would also like to reemphasise our commitment to collaboration between the two Councils. This is to ensure that continued NSW Government investment can be captured for the right type of community based infrastructure that will support both existing and new residents of both LGAs now and into the future.

Given the size and scale of Burwood North, there are likely to be impacts, either direct or indirect within the Strathfield LGA. Not least, the height and scale of development within the precinct is likely to be visible both upon arrival from Parramatta Road and other regional view points. The Masterplan outlines a very strong focus on design excellence and achievement of good quality public realm which is positive. However, further clarification on the planning mechanisms that will deliver these outcomes is requested in the feedback below:

1. Clarification on planning and other controls that will be deployed to ensure a high standard of architectural and urban design outcomes are achieved. Some buildings will be highly visible in the regional context from Strathfield and surrounding areas.
2. Further clarification and explanation surrounding the appropriate management of additional traffic impacts associated with the increase in residential yield. This includes a commitment to a funded infrastructure investment strategy to ameliorate traffic impacts associated with the increased yield over and above that put forward under PRCUTs.
3. As stated, Strathfield Council confirms our willingness to work close with Burwood Council to identify key regional scale infrastructure that should be funded by the Housing and Productivity Contribution charge collected by the NSW Government.



65 Homebush Road, Strathfield NSW 2135
PO Box 120, Strathfield NSW 2135 | P 02 9748 9999 | F 02 9764 1034
E council@strathfield.nsw.gov.au | www.strathfield.nsw.gov.au | ABN 52 719 940 263

4. It is recommended that both Councils continue to collaborate and advocate for a clear strategy to secure a positive role and function for Parramatta Road. This includes securing public realm and public transport improvements along the entirety of the corridor.

I look forward to engaging with Burwood Council and your team in the future regarding the Burwood North Masterplan. For further discussions, please contact Strathfield Council's Director of Planning and Environment, [REDACTED] or [REDACTED]

Yours sincerely,

[REDACTED]

Michael Mamo
General Manager



20 December 2023

Our reference: 211045

Burwood Council
council@burwood.nsw.gov.au

RE: Sydney Water initial comments on Burwood North Precinct Master Plan

Thank you for consulting with Sydney Water regarding preparing a Master Plan and amendments to planning controls for the Burwood North Precinct to facilitate site amalgamation and deliver 5,366 new homes and 1,300 new jobs. Sydney Water has reviewed the Draft Study Requirements and provides the following comments to assist in progressing Master Plan and amendments to planning controls.

Growth Data and servicing considerations

- Sydney Water supports government-backed growth initiatives within our area of operations and endeavour to provide services in a timely and prudent manner that delivers cost effective water and wastewater infrastructure whilst not impacting our current customer base economically, environmentally, or unduly impacting current service levels.
- In order to fully support all growth and developments and to fully assess proposed developments, we require the ultimate and anticipated annual growth data for this development as noted in the attached appendix 1, be fully populated and returned to Sydney Water.
- Sydney Water acknowledges that timescales and final growth numbers may alter. However, to provide robust servicing advice and to investigate the potential for staged servicing to meet timescales, we require a realistic indication of demand and average timescales. Failure to provide this may result in Sydney Water being unable to formulate proper planning requirements.
- **The growth data should be completed and provided utilising the form provided and referencing the case(s) above and be provided by the 9th February 2024.**
- Sydney Water requests that all future planning proposals or development applications related to this area are formally lodged via the NSW Planning Portal or, where not feasible, direct all enquiries via UrbanGrowth@sydneywater.com.au to ensure that we can track and respond to all enquiries in a timely manner.

Water Servicing

- The proposed development site is located within Silverwater Gravity Water Supply Zone (WSZ).
- Initial assessment indicates that the existing trunk **may not have capacity to service the proposed development**
- A detailed study is required to be undertaken to identify the extent of the impact for the whole system.



- It is anticipated that Sydney Water will insitigate a review of servicing in the wider Greater Parramatta to Olympic Park area in 2024. If Council can provide the anticipated breakdown of growth we can endeavour to ensure that this growth is considered in our future planning stages. Failure to provide anticipated staging may result in this precinct not being included in this study and therefore not serviced in a timely manner.

Wastewater Servicing

- The development is in the Cooks River North catchment, within the Malabar network.
- **Initial assessment indicates that the Elsie Street Branch Submain and the sewers draining to SP0022 and SP0022 may not have capacity to service the proposed development.**
- A **hydraulic assessment** will likely be required to develop a solution to ensure there are no overflows adversely impacting the environment and/or exisiting customer homes of businesses.
- It is anticipated that Sydney Water will insitigate a review of servicing in the wider Greater Parramatta to Olympic Park area in 2024. If Council can provide the anticipated breakdown of growth we can endeavour to ensure that this growth is considered in our planning stages. Failure to provide anticipated staging may result in this precinct not being included in this study and therefore not serviced in a timely manner.

Recycled Water

Sydney Water is an active contributor to the NSW Government's vision for the Greater Parramatta and Olympic Park Peninsula (GPOP) growth corridor. GPOP presents an opportunity to manage water differently, to support city regeneration and transformation, enable sustainable water for greening and cooling, and to protect the health and amenity of Parramatta River, creeks of the Upper Parramatta catchment and the surrounding precincts.

Sydney Waters servicing plan for GPOP is consistent with the Central City District Plan and may help to deliver outcomes envisioned in the proposed controls. It centres around an integrated approach to urban water management with a greater value placed on water as a resource. This means:

- Recycled water is recognised as a reliable water servicing option when integrated into our water supply system,
- Water-sensitive urban design harnesses stormwater, and
- Treated recycled water is used to green the city, mitigate the urban heat island effect and improve flood resilience.

Sydney Water is currently developing a Central City Regional Masterplan and an integrated water cycle strategy for the Greater Parramatta to Olympic Park (GPOP) growth area as part of the Greater Sydney Commission's Growth Infrastructure Compact (GIC). Sydney Water notes that the 2019 GPOP GIC report identifies a recycled water plant and network across GPOP as one of the priority projects to be delivered in the next 10 years. Sydney Water



recommends that Council therefore consider water re-use objectives and future-proofing in their plans.

Protection of Assets

This letter constitutes high-level initial advice only. Once the master plan has been further advice from Sydney Water may be offered at exhibition, the feasibility or, S73 stages with regards to the protection of our existing assets/easements and any BOA requirements or standard amplifications. This will be investigated as we receive more detail, and specific protection requirements, objections or amendments will be documented as this progresses.

Building over or adjacent to stormwater assets

Our available records indicate that Sydney Water's **major stormwater channel** known as "St Luke Park – SWC90" is located within the precinct.

Sydney Water's guidelines for building over or adjacent to stormwater assets outline the process and design requirements for such activities. As per the guidelines, we advise Council to consider the following:

- No building or permanent structure is to be proposed over the stormwater channel / pipe or within **1m** from the outside wall of the channel / pipe or within Sydney Water easement whichever is larger. Permanent structures include (but are not limited to) basement car park, hanging balcony, roof eaves, hanging stairs, stormwater pits, stormwater pipes, elevated driveway, basement access or similar structures. This clearance requirement would apply for unlimited depth and height.
- Should any development be proposed, prior to any planning proposal approval or development application – the proponent will likely be required to submit the elevation drawings with the stormwater channel/ pipe, to ensure that the proposed buildings and permanent structures are 1m away from the outside face of the stormwater channel and away from the Sydney Water easement. This may impact approvals and project timescales and cognisance should be taken of this with the aim to ensure this is considered early on.

Requirements/Next steps

- Please complete and return the anticipated growth data form, preferably in the format provided, by the 9th of February 2024.

Sydney Water thanks Council for seeking Sydney Water's input to the proposed Burwood North Master Plan and would welcome the opportunity to meet with and collaborate with Burwood Council on the preparation of the master plan and amendments to planning controls.



The development servicing advice provided is not formal approval of our servicing requirements and is based on the best available information at the time of referral (e.g. planning proposal). It is important to note that this information can evolve over time in tandem with the progression of other development projects in the catchment, changes within the local systems and receiving works. This is particularly important in systems with limited capacity. Furthermore, Sydney Water does not reserve or hold capacity for proposed developments, regardless of whether the area has been rezoned or not. To ensure accuracy and alignment with current conditions, it is best to approach Sydney Water for an updated capacity assessment particularly if an approval letter is more than 12 months old. We recommend that proponents investigating planning proposals or large developments in relation to the above contact Sydney Water directly via a Water Servicing Coordinator to ensure early engagement.

Should Council require any further information, please contact the Growth Planning Team via urbangrowth@sydneywater.com.au.

Yours sincerely,



Commercial Growth Manager
City Growth and Development, Business Development Group
Sydney Water, 1 Smith Street, Parramatta NSW 2150

APPENDIX 1: GROWTH DATA FORM (emailed)

Transport for NSW



15 December 2023

TfNSW Reference: SYD22/01523/05

Tommaso Briscese
General Manager
Burwood Council
PO Box 240, Burwood NSW 1805

RE: DRAFT BURWOOD NORTH MASTERPLAN – PUBLIC EXHIBITION

Attention: Rita Vella

Dear Mr Briscese

Transport for NSW (*TfNSW*) appreciates the opportunity to provide comments on the draft Burwood North Masterplan (*the Masterplan*) as referred to us in Council's correspondence dated 23 October 2023.

The Masterplan aims to enable potential total yield of 6,189 dwellings (including 823 retained dwellings) and employment space capacity of 47,412m² GFA in the Burwood North precinct. TfNSW notes that the Baseline Yields, representing Existing + the *Parramatta Road Urban Transformation Strategy (PRCUTS)* yields, would have created a potential total yield of 4,476 dwellings and employment space capacity of 25,621m² GFA.

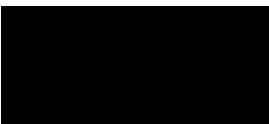
The Masterplan therefore represents an increased yield potential of circa 1,700 dwellings and 22,000m² GFA of employment space by capitalising on the transformational benefits of the future metro station in the Burwood North precinct.

TfNSW notes that the Parramatta Road Corridor – Traffic and Transport Study and Action Plan (Bitzios Consulting, February 2022) study assessed the cumulative traffic and transport impacts of the Baseline Yields (Existing + PRCUTS yields) for the urban renewal precincts of Kings Bay, Burwood-Concord and Homebush in the Burwood, Canada Bay and Strathfield local government areas. While TfNSW supports increased yields envisaged by the Masterplan in the Burwood North precinct to take advantage of the future metro station, it is recommended that strategic traffic modelling be undertaken, as a minimum, to assess the likely impact of increase in envisaged yields. TfNSW is available to assist in conducting relevant strategic traffic modelling scenarios, and additional modelling requirements will be determined after review of the strategic modelling findings.

Detailed comments on the Masterplan are provided in **Attachment A** for Council's consideration.

Should you have any further enquiries, [REDACTED]
[REDACTED] or email: development.sydney@transport.nsw.gov.au

Sincerely,



**Senior Manager Strategic Land Use (Eastern)
Land Use, Network & Place Planning**

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
PO Box 973, Parramatta CBD NSW 2124
P 131782
W transport.nsw.gov.au

Attachment A – Detailed Comments on Draft Burwood North Masterplan

No.	Section/Page ref	Comment/suggestion
1	General	<p>Parramatta Road is one of Sydney's busiest roads and the main transport artery linking Sydney CBD to Parramatta. There is a need for TfNSW to make improvements to public transport to provide reliable services and help encourage people onto public transport to ease congestion on our roads.</p> <p>Work will start in the near future to introduce T3 Transit lanes in both directions on Parramatta Road between Burwood Road in Burwood and Bland Street in Ashfield. The work will involve installation of new kerbside T3 Transit Lanes on Parramatta Road in both directions and new pavement markings and signage.</p> <p>These improvements will promote multi-person travel, including carpooling (3 people or more) and bus usage.</p>
2	General	<p>On 1 September 2023, TfNSW provided draft indicative road widening plans for Parramatta Road to Council to assist in updating the Masterplan and associated studies appropriately. TfNSW highlights that the request for additional land to be set aside for any road reserve in the Burwood North precinct is to provide opportunities for future public transport and/or active transport enhancements along the Parramatta Road Corridor in accordance with the PRCUTS.</p> <p>TfNSW encourages Council to consider this request and incorporate appropriate provisions in the future draft planning proposal.</p>
3	General	<p><u>Burwood Road</u></p> <ul style="list-style-type: none"> - Transport has identified Burwood Road as a significant strategic public transport corridor currently providing frequent services from Burwood to Sydney CBD, Chatswood, Parramatta and Liverpool via Bankstown. - This corridor will continue to transform into a vital public transport corridor; supporting Sydney Metro, PRCUTS the Parramatta Road Vision, and serving potential future rapid bus routes. - Burwood Road is a local road under the care and consideration of Council. - Noting Council's references in both the Masterplan and Landscape and Public Domain Strategy reports supporting the transition of Burwood Road to enhance active and public transport connections, and the long term opportunity to potentially remove private vehicles from Burwood Road entirely leaving just public transport vehicles; Transport is committed to work with Council on any options which enhance public transport, enhance improved pedestrian outcomes through building setbacks, and support the corridor's transformation.

No.	Section/Page ref	Comment/suggestion
4	General	<p><u>Parramatta Road/Wentworth Road and Parramatta Road/Shafesbury Road</u></p> <ul style="list-style-type: none"> - Considering the significant uplift proposed as part of the Burwood North Precinct, access to the precinct from the north would be from Parramatta Road via Wentworth Road and Shaftesbury Road. - Noting the intersection of Parramatta Road and Shaftesbury Road was upgraded by Transport in early 2021, consideration should be given to upgrading the intersection of Parramatta Road and Wentworth Road to mitigate impacts on both performance and safety expected to be generated as part of the proposed uplift associated with the Burwood North Precinct. - Transport is committed to work with Council on any options at this intersection, which mitigate potential performance and safety impacts associated with the proposed uplift and transformation of this important precinct.
5	General	<p>Buses transport many thousands of people to Burwood every day. The Masterplan should recognise this and ensure that bus movements are as fast and efficient as possible along Burwood Road. Attractive bus services replace many car movements and have the potential to further reduce general traffic to large centres such as Burwood as services are improved. Fast and frequent bus services excel at transporting large numbers of people to centres. Trains and metro provide excellent east-west links to Burwood, but buses provide important north-south links that support access to Burwood. Burwood Road is an important road for buses with many well patronised routes travelling along it. Bus links are provided to many centres in Sydney including Macquarie Park, Rhodes, Campsie, Hurstville, Sydney Airport, Bankstown, Chatswood and Sydney CBD.</p>
6	General	<p>Bus stops along Burwood Road should continue to be located at trip attractors such as Westfield Burwood and Burwood Station. This will ensure convenient access to these facilities by bus passengers in all weather. Optimal siting of bus stops also helps less mobile passengers access shops and train services (e.g. wheelchair users, mothers with prams and people with shopping carts).</p>
7	General	<p>Sydney Metro supports the draft Masterplan's intent to enable high quality urban renewal outcomes in Burwood North, which capitalises on the transformational benefits of the future metro station and aligns with transit-oriented development principles.</p>
8	General	<p>Sydney Metro welcomes the opportunity to collaborate further with Burwood Council to ensure optimised planning and design outcomes for the Sydney Metro site and its surrounding catchment prior to the Masterplan being finalised.</p>

No.	Section/Page ref	Comment/suggestion
9	Burwood North Precinct Masterplan: Masterplan Report prepared by Cox Architecture Priority 2, page 30	TfNSW supports reallocation of road space to prioritise pedestrians as long as bus movements along Burwood Road are not impacted. TfNSW supports incentivising alternate routes to Burwood Road for private vehicles. The use of Shaftesbury Road for north-south movements by private vehicles should be considered.
10	Burwood North Precinct Masterplan: Masterplan Report prepared by Cox Architecture Priority 2 Master Plan Strategies, 1 st and 2 nd dot points, page 30	Consider re-wording to support priority for pedestrians – as well as people riding.
11	Burwood North Precinct Masterplan: Masterplan Report prepared by Cox Architecture Priority 2 Future Actions, 6th dot point, page 30	Consider requiring provisions for bike parking to be designed in accordance with TfNSW's Cycleway Design Toolbox, specifically section 4 (p56-60).
12	Burwood North Precinct Masterplan: Masterplan Report prepared by Cox Architecture Priority 5 Principles, 5th dot point, page 33	Consider re-wording to '...within a short ride, or walking distance to where people live'
13	Burwood North Precinct Masterplan: Masterplan Report prepared by Cox Architecture Master Plan Strategies, page 34	Consider adding a strategy involving mode-shift to active transport trips to reduce car-dependency and greenhouse gas emissions as a result.
14	Burwood North Precinct Masterplan: Masterplan Report prepared by Cox Architecture Active High Street, page 39	Maximising active frontages in new developments along Burwood Road is supported. This will provide a better environment for people walking to bus stops and waiting for buses, especially at night.
15	Burwood North Precinct Masterplan: Masterplan Report prepared by Cox Architecture Building Height, page 48 Height of Buildings, page 70	Page 48 of the draft Masterplan shows proposed building height of 28-30 metres while the Proposed Building Height Diagram on Page 70 shows 35 metres for the Sydney Metro site and adjacent lots. It is recommended to address this inconsistency, and further collaboration is requested to maximise opportunities around the future metro station.
16	Burwood North Precinct Masterplan: Masterplan Report prepared by Cox Architecture Primary Setbacks, page 52 Secondary Setbacks, page 53	The draft Masterplan proposes 0m primary setbacks along all frontages and with a 3m and 6m upper level setback to Parramatta Road and Esher Lane respectively. It is recommended to continue to collaborate with Sydney Metro to determine the appropriate built form typology and controls applying to the station site. Refer to Attachment B for Stage 3 CSSI

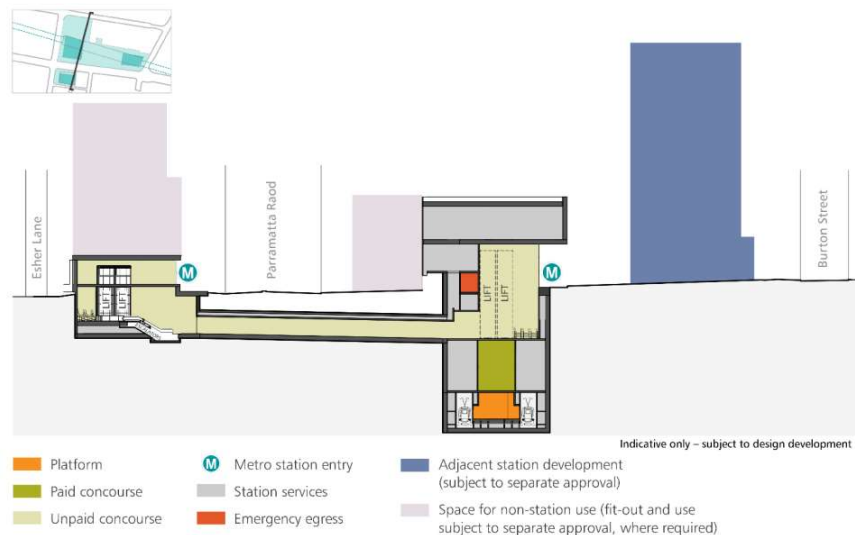
No.	Section/Page ref	Comment/suggestion
		built form envelopes for the Sydney Metro West Burwood North precinct.
17	Burwood North Precinct Masterplan: Masterplan Report prepared by Cox Architecture Active Transport Map, page 55	<p>Consider removing all 'existing cycle route in traffic' lines as road shoulders/painted bike symbols are not recognised as dedicated active transport facilities by TfNSW. Otherwise consider renaming this category to road shoulders or general streets.</p> <p>Can the proposed dedicated cycleway along Neich Parade be extended south to Comer Street to replace the existing on-road road shoulder lanes (shown on the map as 'cycling facilities in traffic' – this outcome is not in line with TfNSW guidance, including but not limited to the Cycleway Design Toolbox.</p> <p>Could the shared street along Park Road be extended to reach Parramatta Road? The current diagram shows it ending abruptly before reaching Parramatta Road.</p>
18	Burwood North Precinct Masterplan: Masterplan Report prepared by Cox Architecture Active Transport Map, page 55	<p>We propose the ideas and comments below to consider:</p> <ul style="list-style-type: none"> - Add priority crossings (at intersections of Milton and Archer Streets; over Meryla Street at the proposed pedestrian link to Wilga Street; over Parramatta Rd from Shaftesbury Rd to Concord Oval; and over Burwood Rd from Meryla St to Burwood Park) for pedestrians/riders to support green links - Add AT permeability across study area boundaries
19	Burwood North Precinct Masterplan: Masterplan Report prepared by Cox Architecture Active Transport Map, page 55	<ul style="list-style-type: none"> - In reference to 'Existing Cycle Route in Traffic' facility category, for mixed traffic treatment, the master plan needs to demonstrate how traffic volumes and speeds will be limited according to the Cycleway Design Toolbox (p15) - This precinct needs safe cycling facilities (not on-road, unless a quietway) connecting into MLC school and Burwood Park - The precinct needs to include a cycling network
20	Burwood North Precinct Masterplan: Masterplan Report prepared by Cox Architecture Public Transport, page 57	TfNSW is generally not supportive of traffic calming measures along Burwood Road as it is a key bus route and such measures tend to provide an uncomfortable travel experience for bus passengers. Council should consider making public transport an attractive travel option by prioritising for buses along with local access for residents and delivery vehicles.

No.	Section/Page ref	Comment/suggestion
21	Burwood North Precinct Masterplan: Masterplan Report prepared by Cox Architecture Street Hierarchy and Movement, page 60	It is recommended to reconsider the proposal for a shared zone on Webbs and Esher Lanes, based on previous discussions with Council officers on the loading and servicing arrangements for the Sydney Metro southern entry building. The proposed shared zone conflicts with the loading dock to the Sydney Metro site, which would be serviced using a reverse movement for Medium Rigid Vehicles. This arrangement is similar to existing loading dock and servicing arrangements on neighbouring properties and is due to the narrow geometry of Webbs/Esher Lanes and the constraints of the Sydney Metro station and development site.
22	Landscape and Public Domain Strategy Report prepared by Oculus dated 31 August 2023 Street Hierarchy and Movement, page 23	Some streets identified as neighbourhood streets such as Wilga Street and Victoria Street will still be required to be used by buses terminating at Burwood and for use by buses on routes 490 and 492. The existing bus layover area on Victoria Street will be required on an ongoing basis. This layover area supports the provision of efficient and reliable bus services.
23	Rapid Transport Appraisal prepared by SCT Consulting dated 6 October 2023 Potential travel behaviour - Post Metro, page 12	The reference to “a metro every 3 minutes” is incorrect and should be amended to “a metro every 4 minutes in peak”. TfNSW also request the removal of the “to city or parramatta 10 minutes”.
24	Rapid Transport Appraisal prepared by SCT Consulting dated 6 October 2023 Assessment scenarios and assumptions, page 18	The residential person trip rates (trips per unit) have been derived from the average of Sites 1, 2, 5 and 8 for high-density residential from the TD 2013/04a. However, the computed person trip rates of 0.73 trips/unit (AM) and 0.62 trips/unit (PM) do not appear to match the average trip rate of the selected sites. The person trip rates should be reviewed and updated (if necessary).
25	Rapid Transport Appraisal prepared by SCT Consulting dated 6 October 2023 Assessment scenarios and assumptions, page 18	The non-residential person trip rates (trips per 100sqm GFA) have been derived from the average of office sites 1 to 8 from the TD 2013/04a and factored to an occupancy density of 1:35. It is recommended that calculations regarding factoring are provided in Appendix A for ease of reference.
26	Rapid Transport Appraisal prepared by SCT Consulting dated 6 October 2023 Assessment scenarios and assumptions, page 19-23	It is not clear why comparison of various scenarios with the Baseline scenario is only provided for AM Peak only. It is recommended that similar comparison is also provided for PM Peak.
27	Rapid Transport Appraisal prepared by SCT Consulting dated 6 October 2023 Project (with intervention) scenario, page 23	Replace the middle paragraph that references 15% contingency with: “ <i>Sydney Metro design capacity assumes an appropriate level of contingency above the proposed 2036 patronage assumptions. An increase in patronage as a result of this proposal would cause minimal impact to station and services performance</i> ”.

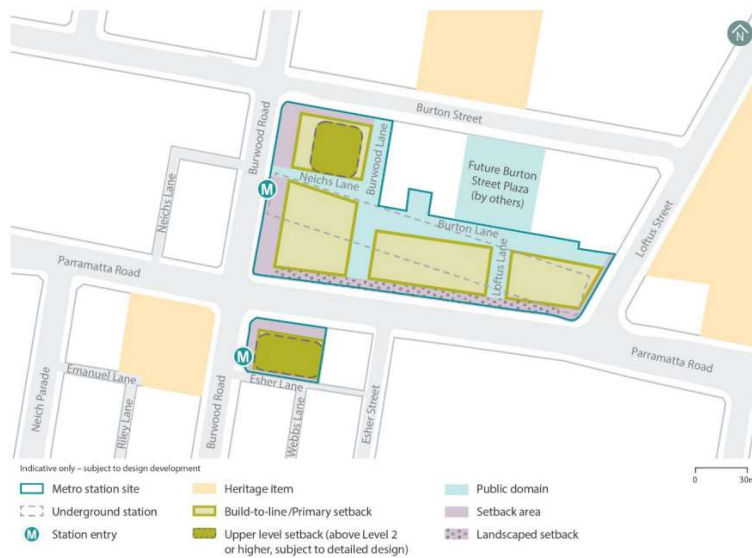
No.	Section/Page ref	Comment/suggestion
28	Rapid Transport Appraisal prepared by SCT Consulting dated 6 October 2023 Project (with intervention) scenario, page 23	Replace the final paragraph with: <i>“Therefore, if a significant majority of the increase of the 1,130 public transport trips opt for Sydney Metro, the increase in customers would not have an impact on the station performance”.</i>
29	Rapid Transport Appraisal prepared by SCT Consulting dated 6 October 2023 Parking requirements (residential), page 26	TfNSW supports inclusion of maximum parking rates (residential and non-residential) for the precinct in the proposed amendment to the <i>Burwood Local Environmental Plan 2012</i> .

Attachment B

Indicative Burwood North precinct layout and built form envelope approved under Stage 3 CSSI for Sydney Metro West Rail infrastructure, stations, precincts and operations (SSI-22765520)



Source: Response to Submissions report, Appendix B, page 98



Source: Response to Submissions report, Appendix B, page 103

Appendix B – Survey Results

Council provided the community an opportunity to participate in an online survey. The purpose of this survey was to understand community opinions on specific aspects of the draft Burwood North Masterplan. Overall, there were 16 survey contributors with 15 questions asked. A summary of the survey responses to the questions are provided below.

Participate Burwood

Report Type: Form Results Summary

Date Range: 24-10-2023 - 10-01-2024

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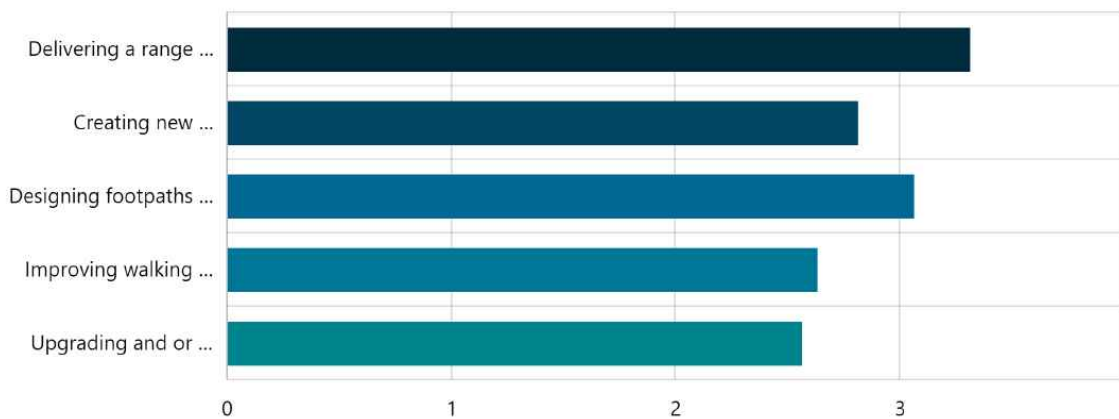
Closed

Exhibition of draft Burwood North Masterplan
Burwood North Precinct Masterplan15
Contributors16
Contributions

Contribution Summary

1. Q1. Rank in order of priority (with 1 being highest priority) the following: Required

Ranking | Skipped: 0 | Answered: 16 (100%)



	1	2	3	4	5	Count	Score	Avg Rank
Delivering a range of spaces within 200m of everyone's front door	46.67% 7	0% 0	13.33% 2	40.00% 6	0% 0	15	3.31	2.47
Creating new laneways and connections through the Burwood North Precinct	6.67% 1	26.67% 4	40.00% 6	13.33% 2	13.33% 2	15	2.81	3.00
Designing footpaths and laneways as places where people can sit and	6.67% 1	53.33% 8	13.33% 2	13.33% 2	13.33% 2	15	3.06	2.73

relax								
Improving walking and cycling connections to the Parramatta River.	20.00% 3	13.33% 2	20.00% 3	20.00% 3	26.67% 4	15	2.63	3.20
Upgrading and or expanding existing parks and playgrounds outside of Burwood North	25.00% 4	6.25% 1	12.50% 2	12.50% 2	43.75% 7	16	2.56	3.44
<p>Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.</p> <p>Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.</p>								

2. Is there anything missing from the list? If so, tell us below

Short Text | Skipped: 7 | Answered: 9 (56.3%)

Sentiment

No sentiment data

Tags

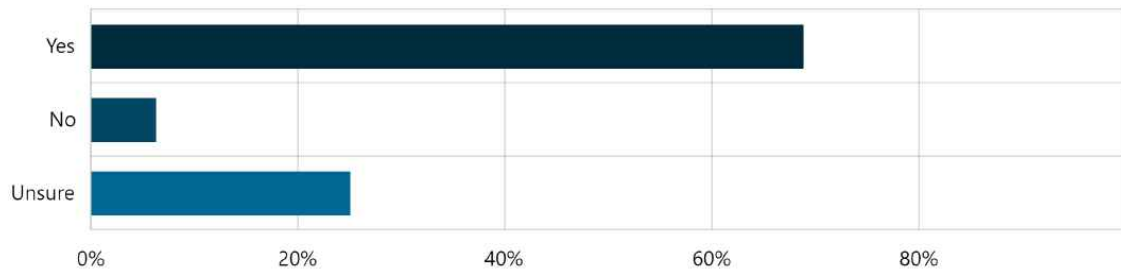
No tag data

Featured Contributions

No featured contributions

3. Q2. Do you agree with the proposal to have a requirement for maximum on-site car parking? Required

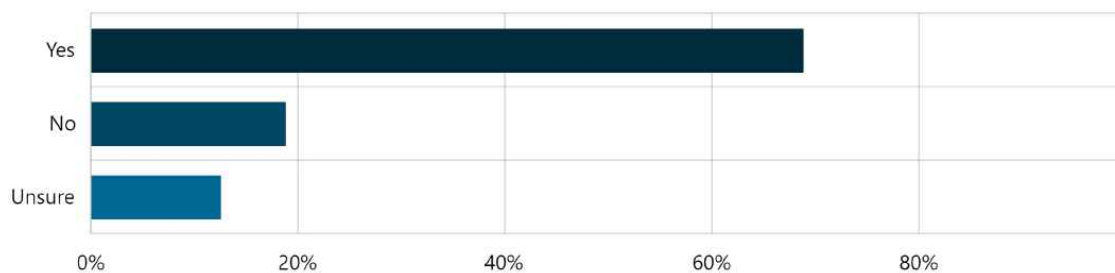
Select Box | Skipped: 0 | Answered: 16 (100%)



Answer choices	Percent	Count
Yes	68.75%	11
No	6.25%	1
Unsure	25.00%	4
Total	100.00%	16

4. Q3. Should all new development be built to have infrastructure for electric vehicles? Required

Select Box | Skipped: 0 | Answered: 16 (100%)



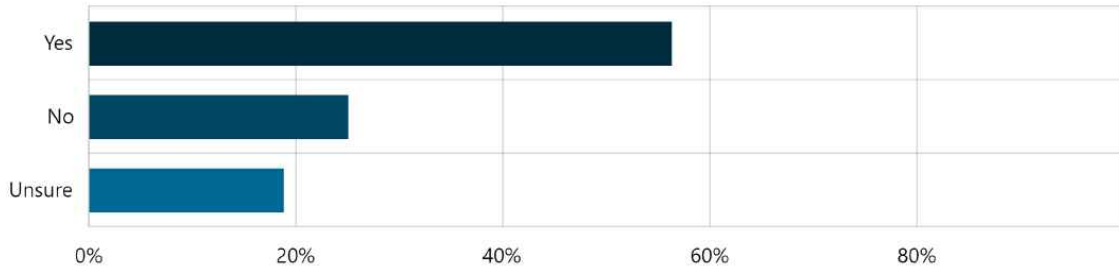
Answer choices	Percent	Count
Yes	68.75%	11
No	18.75%	3
Unsure	12.50%	2
Total	100.00%	16

5. Q4. Are there any other sustainable transport initiatives that you think should be introduced? Required Short Text Skipped: 0 Answered: 16 (100%)
Sentiment No sentiment data
Tags No tag data
Featured Contributions No featured contributions

6. Q5. Do you agree with the strategies identified in the draft Masterplan with respect to future housing?

Required

Select Box | Skipped: 0 | Answered: 16 (100%)



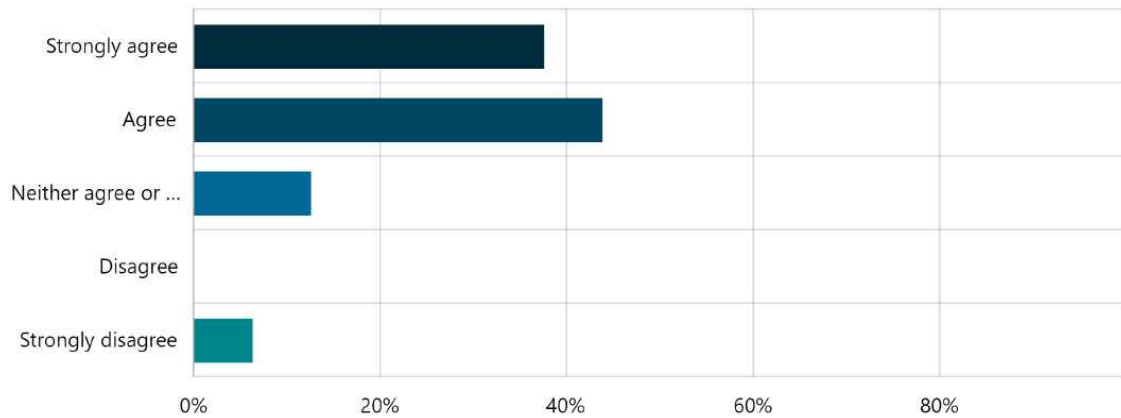
Answer choices	Percent	Count
Yes	56.25%	9
No	25.00%	4
Unsure	18.75%	3
Total	100.00%	16

7. Q6. Are there any other initiatives that could be introduced in Burwood North to deliver well designed, highly flexible housing? Required Short Text Skipped: 0 Answered: 16 (100%)
Sentiment No sentiment data
Tags No tag data
Featured Contributions No featured contributions

8. Q7. What does "City Excellence" mean to you? Required Short Text Skipped: 0 Answered: 16 (100%)
Sentiment No sentiment data
Tags No tag data
Featured Contributions No featured contributions

9. Q8. Do you support the priority to increase jobs and business activity in Burwood North? Required

Select Box | Skipped: 0 | Answered: 16 (100%)

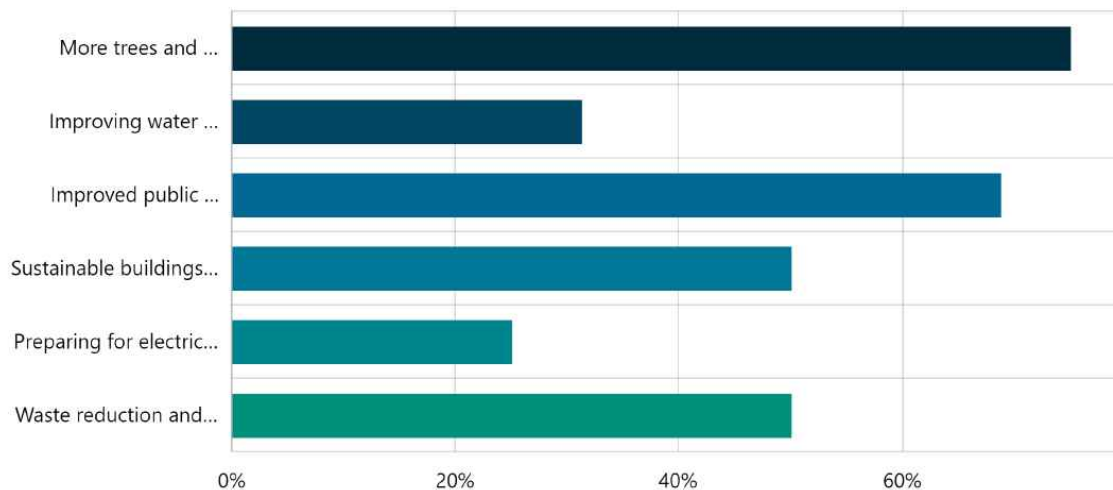


Answer choices	Percent	Count
Strongly agree	37.50%	6
Agree	43.75%	7
Neither agree or disagree	12.50%	2
Disagree	0%	0
Strongly disagree	6.25%	1
Total	100.00%	16

10. Q9. Please select your top 3 sustainability priorities (with 1 being highest priority) from the list below:

Required

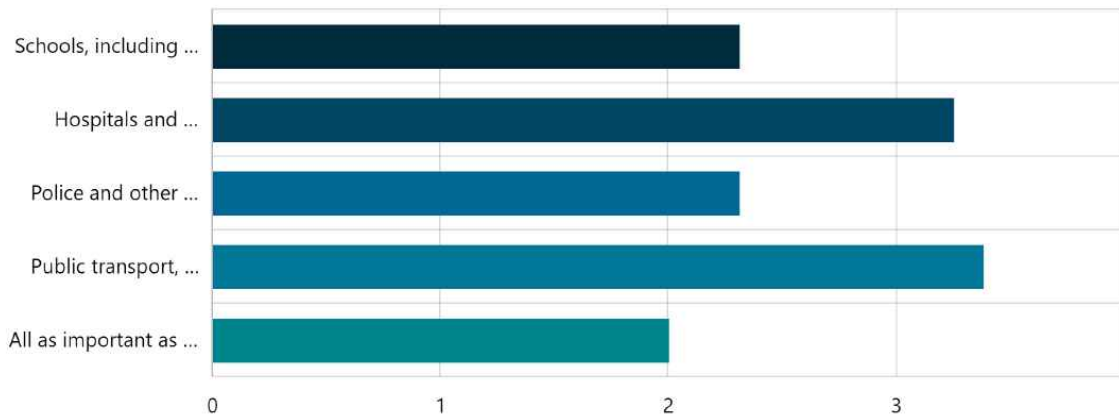
Multi Choice | Skipped: 0 | Answered: 16 (100%)



Answer choices	Percent	Count
More trees and green spaces	75.00%	12
Improving water efficiency and reducing flooding	31.25%	5
Improved public transport, and walking and cycling paths	68.75%	11
Sustainable buildings (through new standards and incentives such as solar panels on rooftops and having all-electric buildings)	50.00%	8
Preparing for electric vehicles	25.00%	4
Waste reduction and diversion of waste (FOGO)	50.00%	8

11. Q10. Please rank these options in order of importance to you Required

Ranking | Skipped: 0 | Answered: 16 (100%)



	1	2	3	4	5	Count	Score	Avg Rank
Schools, including pre-school and child care	23.08% 3	15.38% 2	7.69% 1	30.77% 4	23.08% 3	13	2.31	3.15
Hospitals and medical services	6.67% 1	46.67% 7	40.00% 6	0% 0	6.67% 1	15	3.25	2.53
Police and other emergency services	7.14% 1	7.14% 1	35.71% 5	42.86% 6	7.14% 1	14	2.31	3.36
Public transport, walking and cycling paths	42.86% 6	21.43% 3	14.29% 2	21.43% 3	0% 0	14	3.38	2.14
All as important as each other	55.56% 5	11.11% 1	0% 0	0% 0	33.33% 3	9	2.00	2.44

Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.

Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

12. Q10A. Have we missed anything?

Short Text | Skipped: 9 | Answered: 7 (43.8%)

Sentiment

No sentiment data

Tags

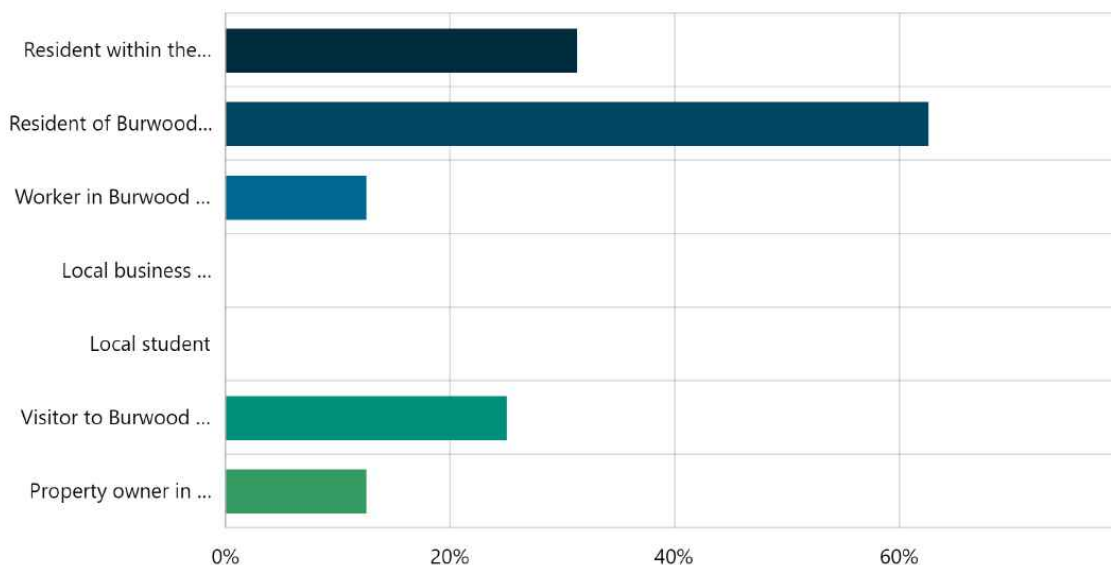
No tag data

Featured Contributions

No featured contributions

13. Q11. What best describes you? Required

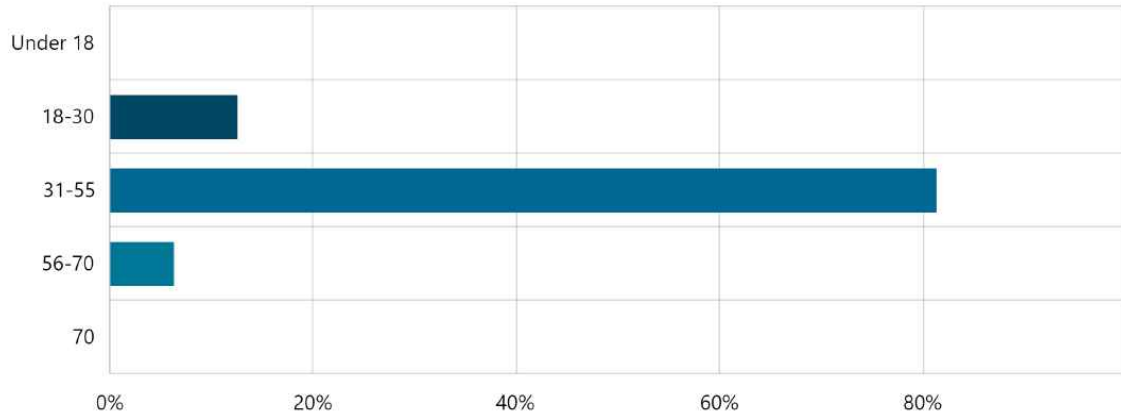
Multi Choice | Skipped: 0 | Answered: 16 (100%)



Answer choices	Percent	Count
Resident within the Burwood North Study Area (see map)	31.25%	5
Resident of Burwood Council (Local Government Area)	62.50%	10
Worker in Burwood Centre	12.50%	2
Local business owner in Burwood North	0%	0
Local student	0%	0
Visitor to Burwood Centre	25.00%	4
Property owner in Burwood North Study Area	12.50%	2

14. Q12. How old are you? Required

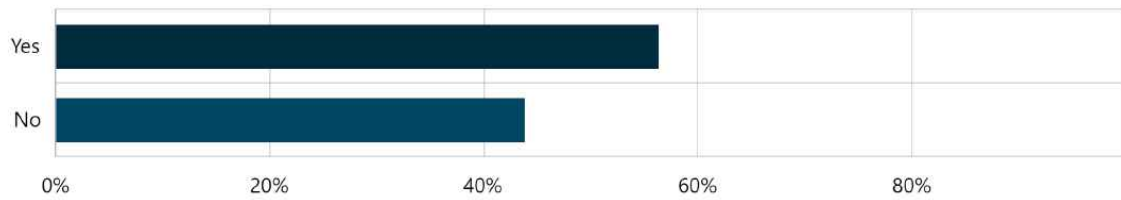
Select Box | Skipped: 0 | Answered: 16 (100%)



Answer choices	Percent	Count
Under 18	0%	0
18-30	12.50%	2
31-55	81.25%	13
56-70	6.25%	1
70	0%	0
Total	100.00%	16

15. Q13. Would you like to be kept updated on the Burwood North Precinct project? Required

Select Box | Skipped: 0 | Answered: 16 (100%)



Answer choices	Percent	Count
Yes	56.25%	9
No	43.75%	7
Total	100.00%	16

Appendix C – Fact sheets

Introduction to the Draft Burwood North Precinct Masterplan

Have
your
say

Why a draft Masterplan?

The draft Masterplan provides a framework that articulates a long term vision to ensure that the Burwood North Precinct becomes a liveable, vibrant place for people, supporting investment and job opportunities for both current and future residents.

It provides an opportunity to deliver significant community benefits, including open space and community infrastructure, quality urban design and building excellence, green and connected streets for people, all in a way that is environmentally and financially sustainable.

The draft Masterplan builds upon the work undertaken as part of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) and to capture the opportunity afforded by the delivery of Sydney Metro West, which is anticipated to open in 2030.

The draft Masterplan allows Council to:

- Plan for future growth of Burwood North in a coordinated way and ensure that development occurs close to existing and future infrastructure reducing the pressure for development in our low density, heritage character areas;
- Prioritise more than just housing by planning for jobs, community infrastructure and new open space;
- Set the vision for Burwood North and create controls to achieve that vision with input from the community, rather than reacting to individual rezoning proposals;
- Advocate to the NSW Government about the need for important community infrastructure that aligns with the growth envisaged in the Burwood North Masterplan.

Developing the draft Masterplan

The draft Masterplan provides clarity and a way forward for the urban renewal of the Burwood North Precinct.

It does not make changes to the planning controls – this will be done via the Planning Proposal process, which will be prepared following the public exhibition of the Masterplan and will include further community engagement.



Structure of the draft Masterplan

- **Vision** – sets the desired future character, ambitions for Burwood North
- **Big Moves** – draw on the Vision established for the Burwood North Precinct
- **Top Priorities** – there are 6 top priorities that focus on delivering a sustainable and livable precinct.

Each Priority includes:

- **Principles** – underpin the Top Priorities
- **Masterplan Strategies** – what the masterplan is proposing
- **Future Actions** – what is required to deliver on the principles and masterplan strategies



Top 6 Priorities

- 1 Deliver a Precinct with rich and varied open spaces that acknowledges connection with Country
- 2 Create a legible and comprehensive active transport network
- 3 Deliver a range of well-designed, highly flexible housing
- 4 Deliver a precinct with a richly defined identity and sense of place
- 5 Create a centre that is regional in outlook and local in amenity
- 6 Promote a sustainable, green, and resilient Precinct

Snapshot of the draft Masterplan for Burwood North

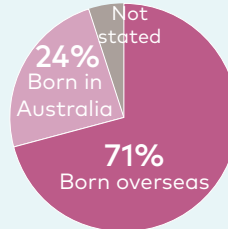
			
Delivery of new housing, including affordable housing	1,300 new jobs	1.93 hectares of new public space	Excellence in building design
			
Delivery of sustainability initiatives to meet net zero	Footpaths and streets to encourage cycling and walking	Greening Parramatta Road	Retain human scale and solar access on Burwood Road
			
Vibrant streets and active laneways	More shops, cafes and restaurants	Protecting solar access to open space and schools	New approaches to parking

Draft Burwood North Precinct Masterplan

Who Are We Planning For?



The **Burwood LGA** is currently home to **40,397 people**, with approximately **8,000** of those living within the northern portion of the suburb of Burwood. **2,652** of those residents live within the **Burwood North Precinct** (the area for this Masterplan).



71% of Burwood North residents were **born overseas** compared with 39% in Greater Sydney



28% of Burwood North residents are the **young workforce aged 25-34** compared with 16% in Greater Sydney

45% of residents have **Chinese ancestry**

11% Nepalese
13% English & Australian
3% Indian
3% Italian
3% Vietnamese



SEPARATE HOUSE

16% of Burwood North residents live in a **separate house** compared with 53% in Greater Sydney



58% of Burwood North residents **rent their home** compared with 35% in Greater Sydney



HIGH DENSITY

66% of Burwood North residents live in a **high density apartment** compared with 27% in Greater Sydney



31% of Burwood North residents **do not own a car** compared with 11% in Greater Sydney



20% of Burwood North households are **couples with children** compared with 34% in Greater Sydney



14% of Burwood North households are **group households** compared with 4% in Greater Sydney

49% of Burwood North residents **travel to work by public transport** compared with 23% in Greater Sydney (2016 statistic)

31%



45%



4%



8%



2021 statistics (unless noted as 2016) for the suburb of Burwood (north) - Profile.id

The geography for these statistics extends outside the Burwood North Precinct boundary and includes the area between the rail corridor to the south, Wentworth Road to the west, Lucas Road to the east and Parramatta Road to the north.

The Illustrative Masterplan

The Burwood North Precinct Masterplan envisions a highly connected Precinct with pedestrian-oriented streets interwoven with high-quality public spaces, building upon the vibrant Burwood Town Centre



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Draft Burwood North Precinct Masterplan

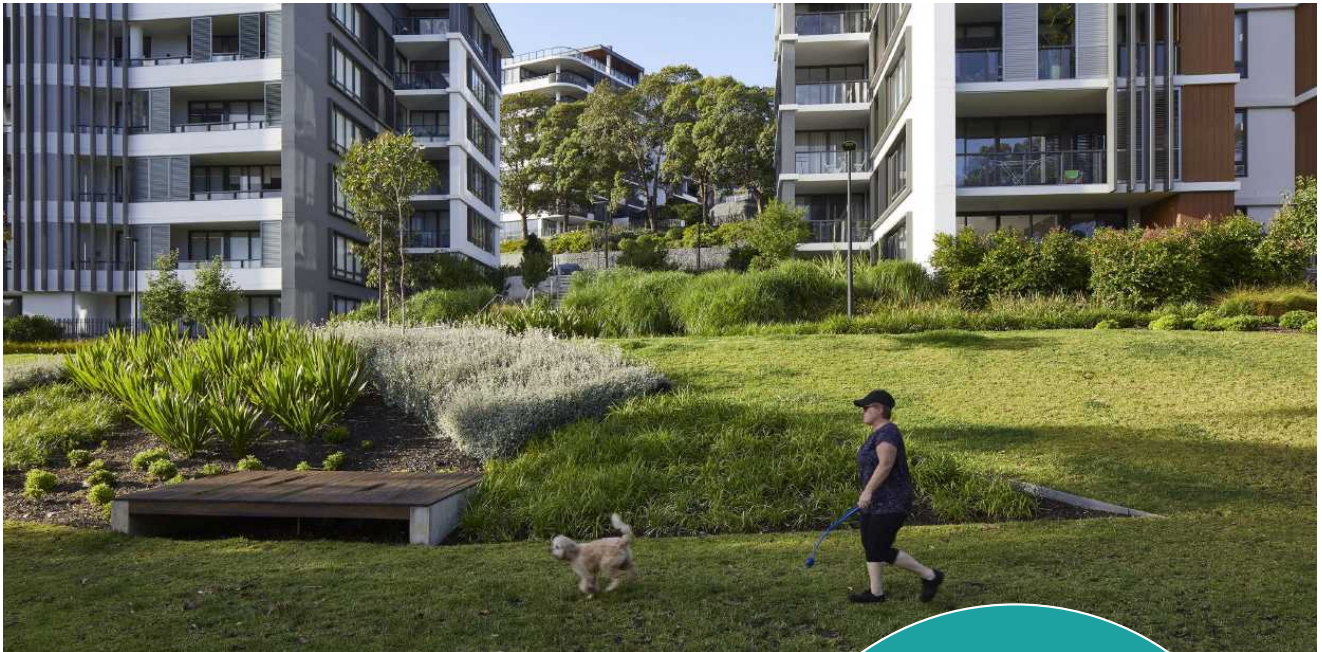
Priority 1 - Rich and Varied Open Spaces that acknowledge connection with Country



A network of new open spaces, laneways and plazas throughout the Precinct will offer a diversity of high quality public places for recreation, gathering and for active transport permeability.

The draft Masterplan aims to:

- Provide access to a diverse range of spaces across the Precinct, that complement Burwood Park
- Deliver quality open space within 200m of everyone's front door
- Integrate places and spaces within streetscapes and public domain, enabling the community to come together informally and for chance encounters to occur
- Support the delivery of spaces that contribute and connect to the green and blue grid network
- Acknowledge the opportunity for connection to Country by celebrating the cultural landscape.



Draft Masterplan Strategies

- Provide a new open space network through the precinct, including 1.93 ha of new open space and a linear green corridor that from Burwood Park towards Concord Oval and the Parramatta River.
- Distribute open spaces throughout the Precinct to enable the majority of residents to have access to an open space within 200m that has a minimum size of 1500sqm.
- Maximise the delivery of open space as part of development sites and within the public domain.
- Locate open spaces with good passive surveillance from surrounding development and from the public domain
- Maximise functionality of open space to provide for a range of activities and gathering sizes, as well as environmental and ecological benefits.

More detailed open space principles are contained within the *Burwood North Precinct Masterplan: Landscape and Public Domain Strategy Report*, by Oculus.

The Future Actions will link to how these strategies will be reflected in proposed Local Environmental Plan and Development Control Plan

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Draft Burwood North Precinct Masterplan

Priority 2 - Create a legible and comprehensive active transport network



The proposed active transport network will increase opportunities for east-west connections in Burwood North. New routes will utilise the proposed open space network, allowing cyclists to more safely connect to the wider active transport network.

The draft Masterplan aims to:

- Maximise active and public transport connectivity to the Burwood North Metro station
- Support a connected open space network with enhanced local and regional cycle connections
- Enable connections through to the Parramatta River
- Support the transition of Burwood Road to enhance active and public transport connections
- Create walkable activated laneways, through-site links and shared zones as part of an integrated walking network
- Reduce the need for private car ownership.

Draft Masterplan Strategies

- Slow vehicular speeds through and within the Precinct to support pedestrian priority.
- Allocate road space to prioritise pedestrians, wherever possible.
- Utilise the existing laneway network as shared zones and deliver new shared zones and pedestrian connections, to enable pedestrian priority and permeability through the Precinct.
- Adopting maximum car parking rates supported by improving access to public transport, providing access to car share and ride share services and giving homeowners the opportunity to choose whether they want a car space (unbundled parking) noting that 31% of households in Burwood North don't own a car.



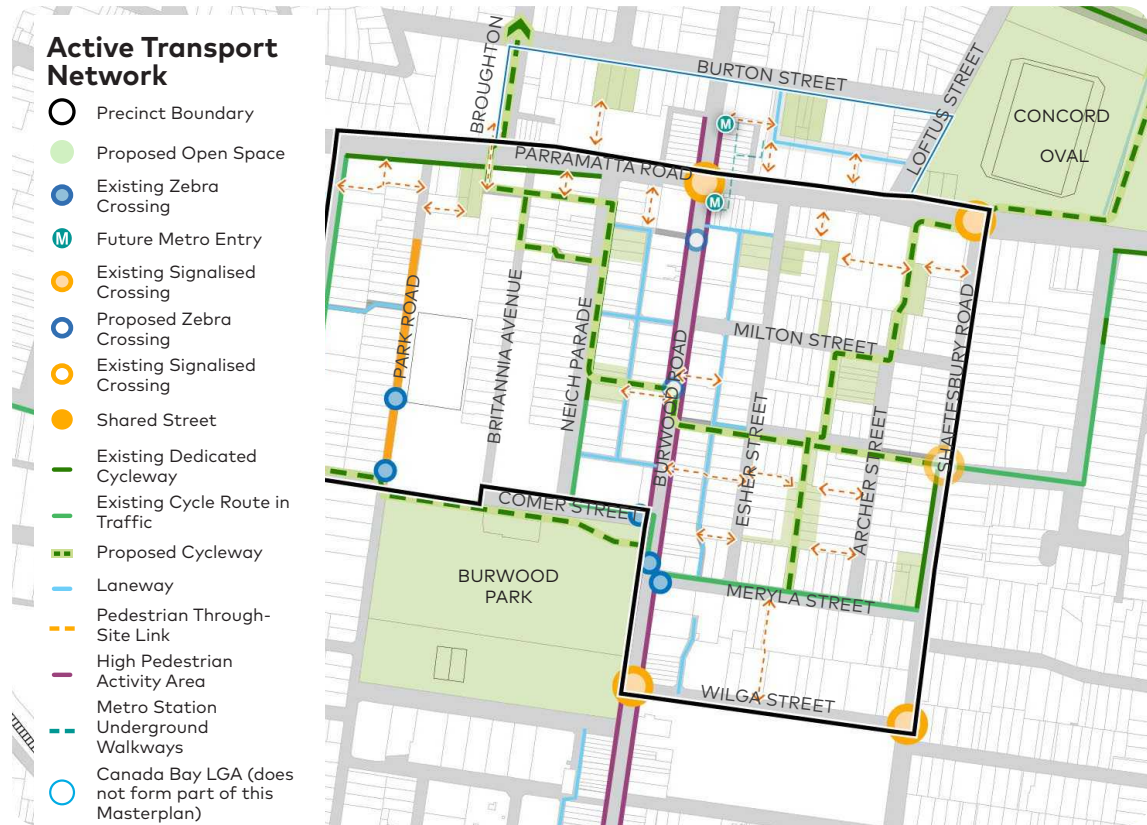
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Active Transport



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Draft Burwood North Precinct Masterplan

Priority 3 - Deliver a range of well-designed highly flexible housing



To support Burwood's growing population, we need to ensure future housing will provide a wider variety of housing choices to cater to the evolving needs of our diverse community. Future housing in Burwood North will be well designed and will provide a range of housing types to suit difference needs and lifestyles and allow people of all ages to stay in the Burwood LGA as their life circumstances change.

The draft Masterplan aims to:

- Deliver 5,366 new homes in Burwood North to help meet NSW Government's housing targets.
- Encourage a range of housing typologies and options to support a diverse population, including catering for multi-generational living.
- Create opportunities for both medium and high rise development, to ensure the delivery of community oriented neighbourhoods.
- Encourage provisions that deliver a mix of unit sizes and allow for flexibility to suit a range of households.
- Allow for a diverse range of tenures, including opportunities for the delivery of affordable housing (minimum 5%) and build to rent accommodation.



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Draft Masterplan Strategies

- Provide a range of densities across the Burwood North Precinct that enable a variety of housing typologies to be delivered within the precinct to support a diverse population, including catering for multi-generational living.
- Encourage provisions that deliver a mix of unit sizes and allow for flexibility to suit a range of households
- Putting in measures to promote design excellence
- Position new housing around open spaces to provide good amenity and a connection to the landscape.
- Organise built form and densities within unique neighbourhood zones that each have a distinctive character, providing a sense of place and community.
- Require the delivery of a minimum of 5 percent of new dwellings as affordable housing, consistent with PRCUTS
- Encouraging a variety of homes in Burwood North for all stages of life.

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Draft Burwood North Precinct Masterplan

Priority 4 - Richly defined identity and sense of place

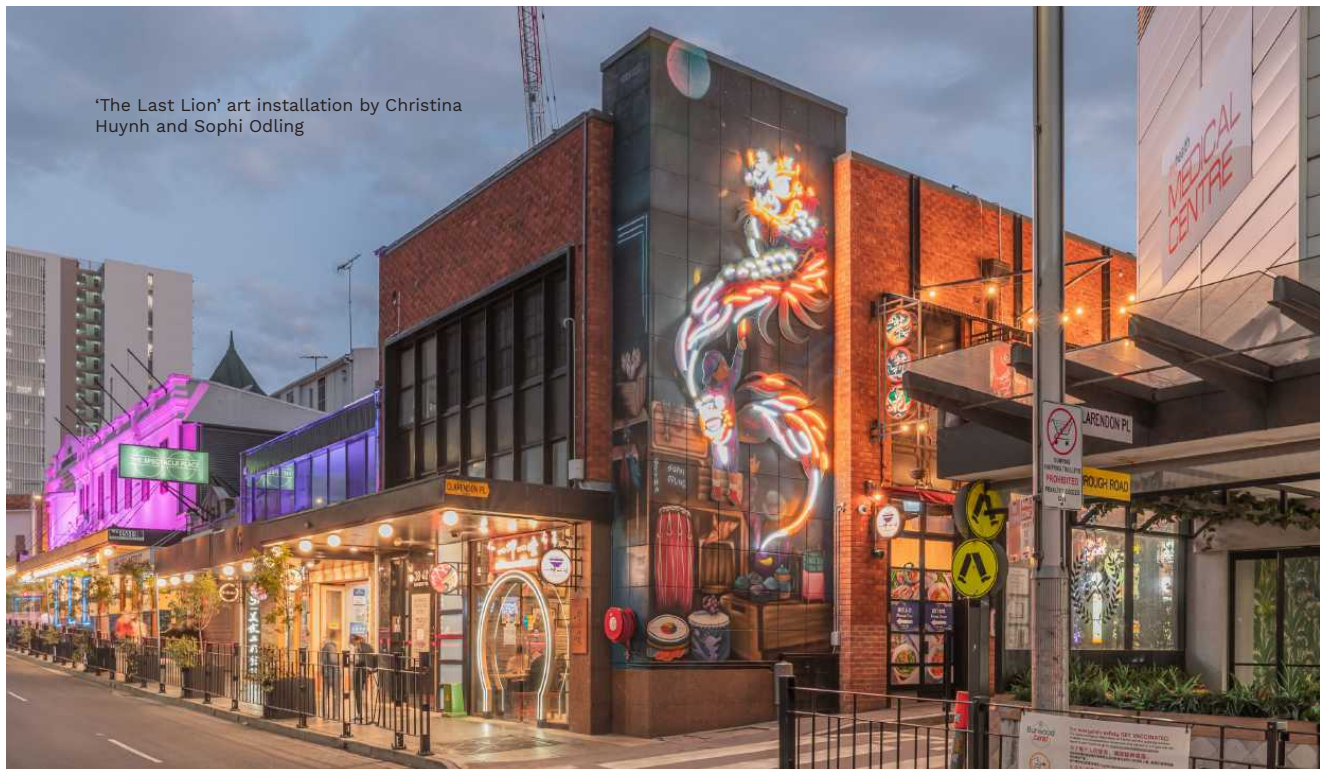


The focus on City Excellence is responding to the growth which will be occurring around Burwood North and recognising the regional significance of Burwood North.

The Burwood Town Centre already has a reputation as a vibrant dining precinct, is receiving continue investment with several major projects in the pipeline and has a strategic location midway between Parramatta and the City of Sydney. There is a need to respond to these opportunities in a positive manner which reinforces the place based outcomes and builds upon the unique identity of Burwood North as a place.

The draft Masterplan aims to:

- Deliver an exemplar precinct with a diversity of residential building types that prioritise high amenity.
- Encourage innovative architectural, design and delivery models to ensure design excellence in new development and the public domain.
- Respect, build on and celebrate how culture has influenced the way people live, work and play in Burwood and ensure that future development acknowledges this culture and diversity.
- Build on the existing fine grain character by encouraging laneway activation and small scale, fine grain retail tenancies.



Draft Masterplan Strategies

- Position higher density and taller building forms in the blocks behind Burwood Road and Parramatta Road, to retain the human scale.
- Encourage active frontages along Burwood Road and Parramatta Road, as well as on the adjoining laneways to draw activation into the adjoining neighbourhoods and away from higher traffic zones, both day and night.
- Provide opportunities for the incorporation of public art throughout the precinct.
- Implement appropriate place based design objectives and standards within the Development Control Plan for new development within the Burwood North Precinct.
- Consider the development of a Design Excellence provision and Design Excellence Competition process for key sites within the Burwood North Precinct.

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Draft Burwood North Precinct Masterplan

Priority 5 - Create a Centre that is regional in outlook and local in amenity



The Burwood North Masterplan seeks to build upon the vision envisaged by PRCUTS and aims to create opportunities for the delivery of an additional 1,355 jobs by 2043.

The delivery of Sydney Metro West makes Burwood North one of the most connected and accessible places in Greater Sydney and has the potential to attract significant investment in employment; and the delivery of housing and provides opportunities to build on the established health/medical, educational and professional industry in the Precinct, further cementing Burwood's role in the Eastern City District as a Strategic Centre.

The draft Masterplan aims to:

- Maximise opportunities for job creation to support the continued growth of the Burwood

Town Centre as a strategic centre within the Eastern City

- Support small business and start-ups of different scales and types
- Maximise opportunities for activation of streets and public spaces, to create a hub around the future Burwood North Metro station.
- Maintain and expand existing land uses and diversify dining and retail experiences
- Provide local service and community facilities within walking distance to where people live
- Enable people to experience both a quiet and bustling neighbourhood, with defined areas of genuine mixed use, balanced with quieter streets and spaces.



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Draft Masterplan Strategies

- Concentrate non-residential uses around the Burwood North Metro station and along Parramatta Road.
- Continue to support Burwood Road as an active mixed use street with only non- residential uses at ground floor.
- Enable small scale commercial, dining and retail outlets to activate laneways perpendicular to Burwood Road and Parramatta Road, extending activity into the surrounding precinct to encourage and support both day and night time economies.
- Encourage community facilities in areas of high amenity to support the community.

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Draft Burwood North Precinct Masterplan

Priority 6 - A sustainable, green and resilient Precinct



The draft Burwood North Masterplan is supported by a Sustainability Statement to support the movement towards zero carbon in Burwood North by 2050. Sustainability strategies aim to maximise urban greening, reduce urban heat island effect, increase green infrastructure and deliver water sensitive urban design treatments to minimise stormwater and flooding impacts.

The draft Masterplan aims to:

- Ensure that Burwood North is a sustainable urban renewal precinct, that supports the movement towards zero carbon operations
- Maximise urban greening of Burwood North with increased tree canopy, rain gardens, rooftop gardens, community gardens and enhanced ecosystem biodiversity
- Incorporate water sensitive urban design – stormwater management integrated with public domain and open space
- Support sustainable technologies and initiatives that will reduce carbon emissions.



2 Conder St, Burwood NSW 2134
PO Box 240 Burwood NSW 1805

P 02 9911 9911
E council@burwood.nsw.gov.au



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Draft Masterplan Strategies

- Provide development controls (building setbacks, solar access and deep soil landscaping) that ensure buildings are sustainable and energy and water efficient
- Support the transition to net zero emissions in the precinct by:
 - Improving overall building energy and water efficiency
 - Encouraging fully electric to progressively eliminate fossil fuel demand towards net zero emissions
 - Encouraging solar power to reduce dependency on the main grid
- Requiring all new development to be electric vehicle ready
- Requiring the diversion of building materials from landfill
- Ensuring waste management is efficient and diverts waste away from landfill - separated recycling streams, new waste technologies, communal areas for organic waste composting (FOGO).
- Manage stormwater flooding impacts through delivery and design of open space and introducing water sensitive urban design controls.

Have Your Say



There are a number of ways you can engage with us including an online survey, discussions with Council planners and pop-up stalls at local events and places. Scan the QR code for more information on future dates and locations.

<https://participate.burwood.nsw.gov.au/burwood-north-precinct-masterplan>

I want to talk to someone:
Contact Burwood Council on **9911 9911**

Email: council@burwood.nsw.gov.au

Exhibition closes: **Friday 15 December 2023**



To learn more about the draft Masterplan in your language

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Draft Burwood North Precinct Masterplan Implementing the Vision



The preparation and delivery of the draft Masterplan is a collaborative effort between the local community, Council and the NSW Government.

The draft Masterplan has been released for the purpose of seeking the community's feedback. It is a draft and at this stage no decisions have been made with respect to the proposed land uses, density (FSR) and building heights.

Proposed Changes to Planning Controls

The proposed changes to land use, density (FSR) and height within the Burwood North Precinct have been developed as a result of detailed urban design and taking into account the context of adjoining land uses, both within and adjacent to the Precinct.

Based on feedback received during the exhibition of the draft Masterplan, the proposed maps may change.

Have Your Say



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To learn more about the draft Masterplan in your language

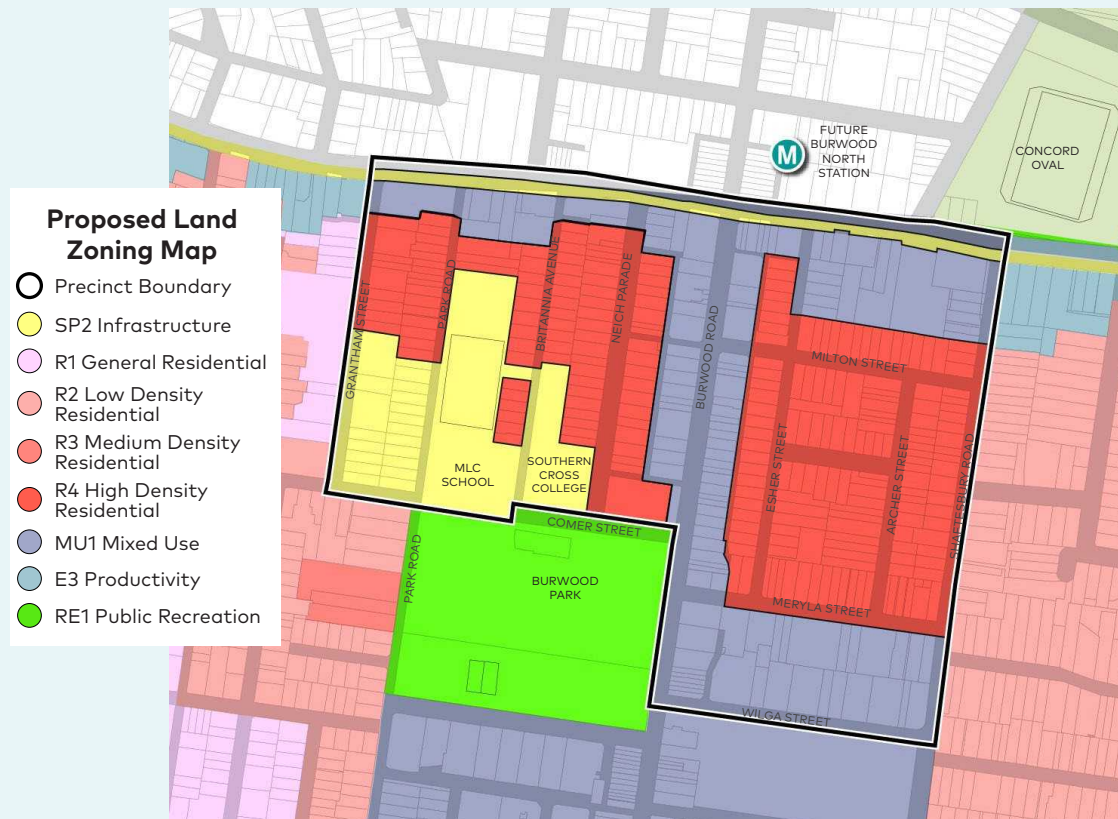
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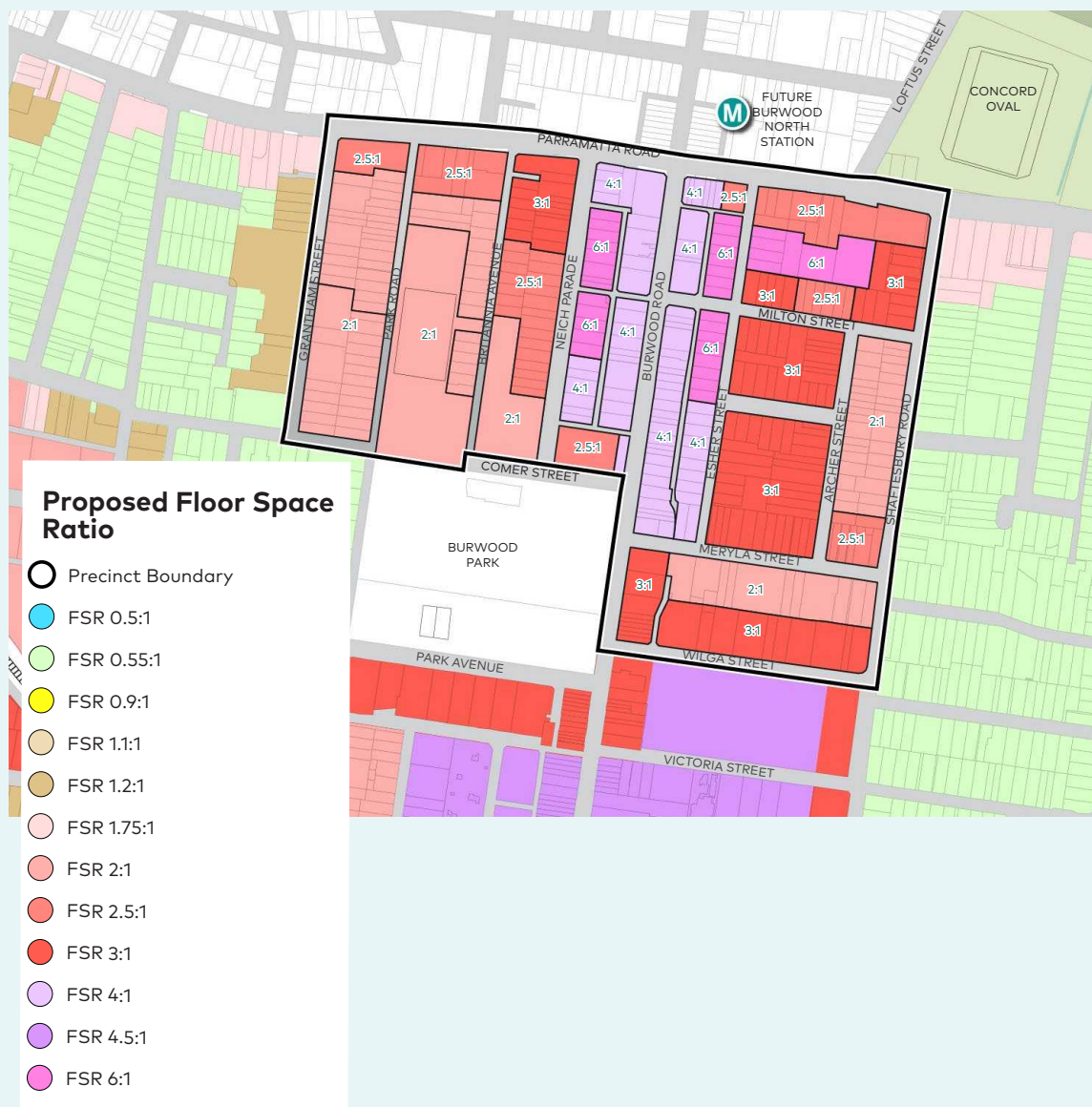
Burwood North - Proposed Land Uses



- To promote a vibrant residential and mixed use Precinct
- Mixed use developments will be focused along Burwood Road and Parramatta Road
- Some non-residential uses will be permitted in streets behind Burwood Road for developments fronting new open space
- Remainder of the Precinct is proposed to be residential development

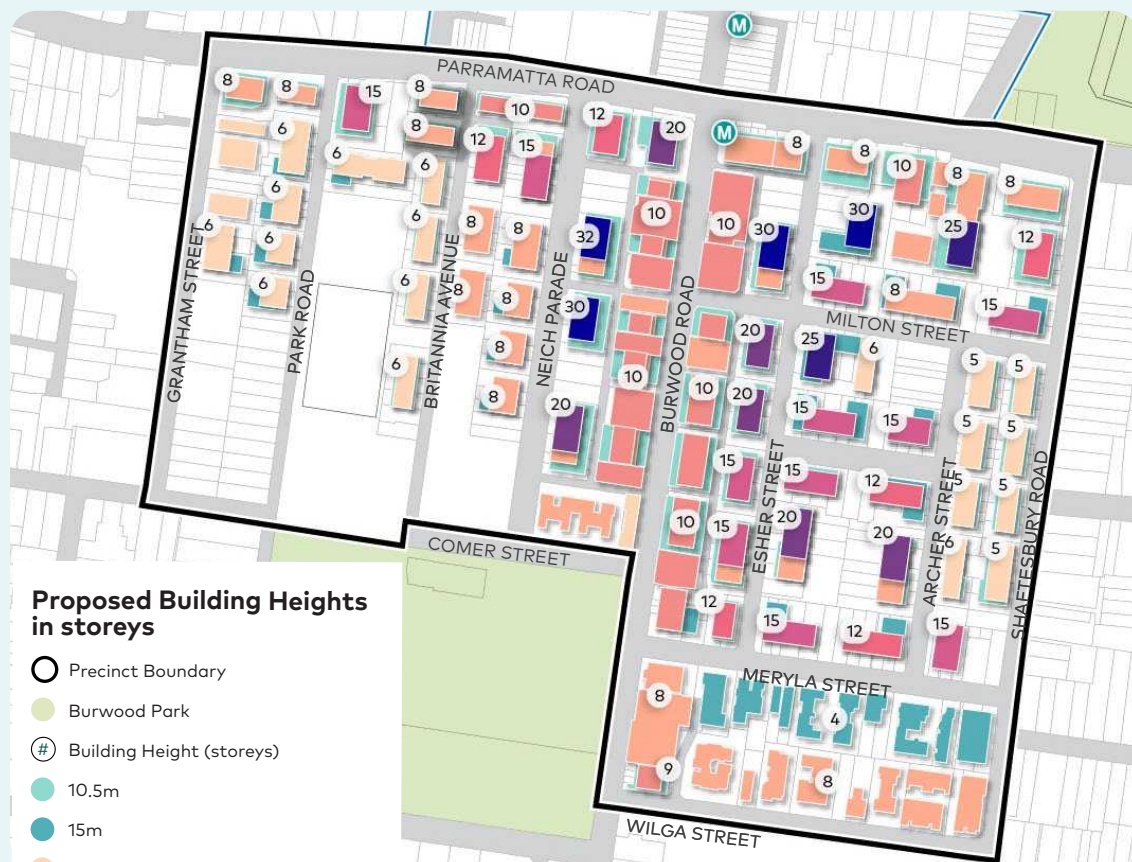
Burwood North - Proposed Density (FSR)

- The highest densities are located close to the Burwood North Metro Station, set back behind Parramatta Road and Burwood Road, to minimise the impacts of overshadowing on the public domain and preserving the human scale along Burwood Road.
- Higher densities are also proposed adjoining new open spaces, so as to ensure that delivery of open space is feasible.
- Parramatta Road generally retains a lower scale character, with an increased landscaped setback (minimum 6m) to create a boulevard character.
- Between Parramatta Road and Meryla Street development steps down in density from north to south.
- Medium rise development adjoins the existing schools and allows for a transition to the low density development on Shaftesbury Road.



Burwood North - Proposed Building Height (HOB)

- Limits of 65m and 41m (20 storeys and 8-12 storeys) at the Parramatta Road and Burwood Road intersection will encourage the development of a gateway site.
- The tallest buildings are proposed to be located behind Burwood Road, fronting Neich Parade and Esher Street, to minimise overshadowing on Burwood Road.
- Building height along Burwood Road aims to protect the human scale
- Height transitions down to the adjoining low density neighbourhoods that surround the Precinct.
- In the west of the Precinct, buildings adjacent to the schools and St John of God Hospital are limited to 20.5m (6 storeys) to mitigate the impact of overshadowing and to reduce the impacts of overlooking to school property.



Draft Burwood North Precinct Masterplan

Next Steps: What happens after the exhibition?



A draft Master Plan does not result in changes to planning controls. It will make recommendations for a separate 'Planning Proposal' process, which will implement the draft Master Plan and involve further engagement with the community. This process typically takes a year or more. Once the draft Master Plan is adopted, we can begin to implement it. This process includes planning amendments and advocating for our community.

Planning amendments

Council will update its planning controls, including the Burwood Local Environmental Plan and Development Control Plan. These will set land use zoning changes, building heights changes and floor space ratio changes as well as detailed design controls. Council will engage with the community specifically on these controls as part of a future Planning Proposal.

Advocating for our community

The draft Masterplan shows the NSW Government that change is happening in Burwood North and gives the NSW Government an opportunity to respond to this change by planning and delivering new and upgraded community infrastructure.

The delivery of the Vision for the Burwood North Precinct will result in the need for additional State Government investment (upgrades to schools, regional roads, government services which are outside of Council's control and are the responsibility of the NSW Government).

Although we are currently advocating to the NSW Government as part of the exhibition of the draft Masterplan, this will continue so as to ensure that enhancement and delivery of the required supporting infrastructure happens.

Have Your Say



There are a number of ways you can engage with us including an online survey, discussions with Council planners and pop-up stalls at local events and places. Scan the QR code for more information on future dates and locations.

<https://participate.burwood.nsw.gov.au/burwood-north-precinct-masterplan>

I want to talk to someone:
Contact Burwood Council on **9911 9911**

Email: council@burwood.nsw.gov.au

Exhibition closes: **Friday 15 December 2023**



To learn more about the draft Masterplan in your language

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The Next Steps

Preparing and finalising the draft Masterplan

Late 2022

Early engagement with the community to understand the vision for Burwood North

Early 2023

Prepare the draft masterplan for engagement with the community

Late 2023

Public exhibition of the draft masterplan for community input

Review feedback from the community. Council to consider the draft masterplan for adoption and whether to progress to a formal Planning Proposal process

Should Council adopt the draft masterplan, a Planning Proposal will be prepared and submitted to the NSW Government to commence formal process of amending planning controls

Formal exhibition of a Planning Proposal including draft planning controls

Review submissions and finalisation of the Planning Proposal

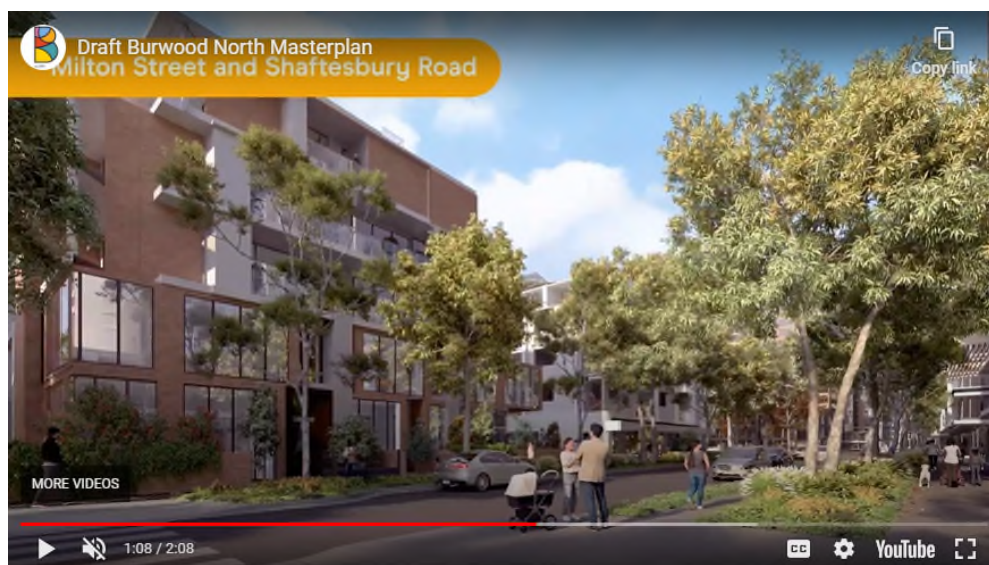
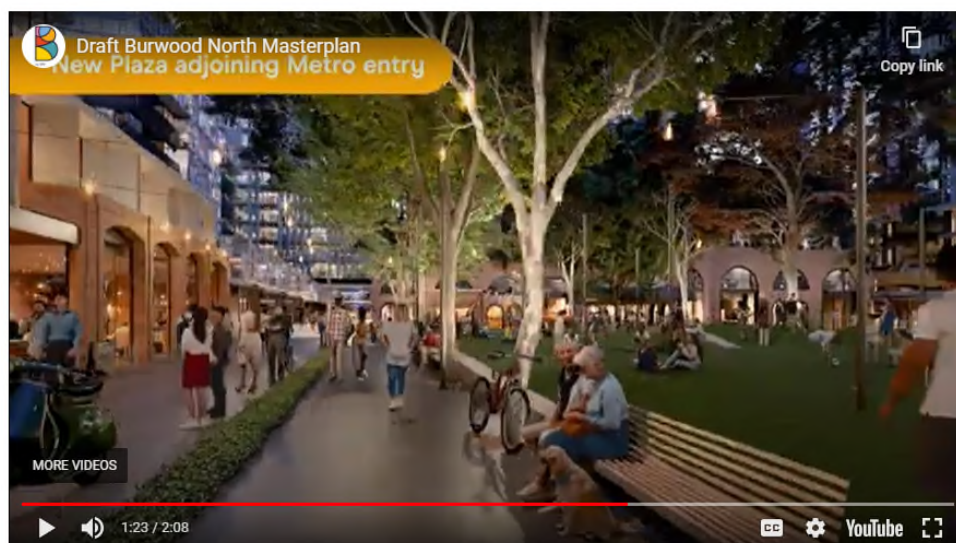
Implementing the Masterplan

Appendix D – Postcards



Appendix E - Video Screenshot of 3D Animation

Screenshots from Video available on Participate Burwood page and Council's YouTube page



Appendix F – Exhibition Collateral and Artist Impression Images



Exhibition collateral – draft masterplan, notification flyer and postcards



Drop in session at Burwood Community Hub



The Strand, Croydon - Pop Up Stall (31 October)



Burwood Chinatown Night Markets Pop Up Stall (3 November)







Appendix G – Notification Flyer

Be part of the future of Burwood North

Have
your
say

Discover our exciting vision for the Burwood North Precinct

Burwood Council has prepared a draft Masterplan for the Burwood North Precinct, building upon the work undertaken as part of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) and to capture the opportunity presented by the delivery of Sydney Metro West.

This offers us a unique opportunity to craft a new vision and strategic direction for the Burwood North Precinct.

Your feedback is important

The draft Burwood North Precinct Masterplan has been released for the purpose of seeking the community's feedback. At this stage no decisions have been made and we are eager to hear what the community has to say.

We invite you to take an active role in shaping the future of the Burwood North Precinct. The draft Burwood North Precinct Masterplan presents a vision for a liveable, vibrant, sustainable, and well-planned community that benefits residents, attracts investment, and creates job opportunities for both current and future generations.

The draft Burwood North Precinct Masterplan will be on public exhibition until **Friday 15 December 2023**.

Thank you for being a part of our vision for the future. We look forward to hearing your feedback.



There are a number of ways you can engage with us including an online survey, discussions with Council planners and pop-up stalls at local events and places. Refer to the calendar opposite for the first two weeks of events and scan the QR code for more information on future dates and locations.



<https://participate.burwood.nsw.gov.au/burwood-north-precinct-masterplan>

I want to talk to someone:
Contact Burwood Council on **9911 9911**

Exhibition closes:
Friday 15 December 2023

Community Engagement Activities

Location

Date and time

Drop In Session – Burwood Park Community Centre

Burwood Park Community Centre
2B Comer Street, Burwood

Tuesday 24 October
3.00pm-7.00pm

Drop In Session – Burwood Community Hub

Amphitheatre
Burwood Council
2 Conder Street, Burwood

Wednesday 25 October
10.00am-2.00pm
Thursday 26 October
3.00pm-7.00pm
Wednesday 1 November
1.00pm-4.00pm
Thursday 2 November
4.00pm-7.00pm

Drop In Session – Croydon Village

The Strand, Croydon
Paisley Road Reserve, next to Croydon Railway Station

Tuesday 31 October
8.00am-11.00am
2.00pm-5.00pm

Burwood Chinatown Night Markets

Clarendon Place
Burwood

Friday 3 November
6.00pm-9.00pm

Request to speak to a Planner
A Planner will be available on request or via appointment for meeting

Burwood Customer Service
2 Conder Street, Burwood
or call 9911 9911

23 October to
15 December 2023
(during business hours)

Online Survey

Participate Burwood website

23 October to
15 December 2023

Snapshot of the draft Masterplan for Burwood North

Delivery of new housing, including affordable housing	1,300 new jobs	1.93 hectares of new public space	Excellence in building design
Delivery of sustainability initiatives to meet net zero	Footpaths and streets to encourage cycling and walking	Greening Parramatta Road	Retain human scale and solar access on Burwood Road
Vibrant streets and active laneways	More shops, cafes and restaurants	Protecting solar access to open space and schools	New approaches to parking

To learn more about the draft Masterplan in your language

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Korean

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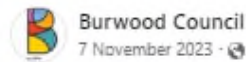
Mandarin

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Nepali

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Appendix H – Social Media Posts



We're inviting you to shape the future of the Burwood North Precinct.

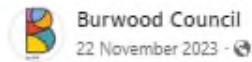
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This offers us a unique opportunity to craft a new vision and strategic direction for the Burwood North Precinct and has been released for the purpose of seeking the community's feedback. At this stage no decisions have been made and we are eager to hear what you have to say.

The draft Burwood North Precinct Masterplan will be on public exhibition until Friday 15 December 2023.

Click here <https://participate.burwood.nsw.gov.au/burwood-north...> for all upcoming community information session dates. 🔗






...

Burwood Council has unveiled the draft Masterplan for the Burwood North Precinct.

The draft Masterplan focuses on innovative and sustainable design, the celebration of cultural influences and creating the capacity for a new and vibrant mixed-use neighbourhood. With strategies like the delivery of active frontages along Burwood and Parramatta Road, creation of places for people and embedding culture through the public domain, Burwood North is set to be a place with a richly defined identity and sense of place.

Click here <https://participate.burwood.nsw.gov.au/burwood-north...> for more information. 





Burwood Council

24 November 2023 · 🌐

...

The draft Burwood North Precinct Masterplan focuses on delivering a diverse range of well-designed, flexible housing to meet the evolving needs of our community. With plans for 5,366 new homes, varied housing options, and a commitment to affordability, we're shaping a vibrant, inclusive future for Burwood North.

Our vision includes unique character areas, open space, and design excellence measures to create a sense of place and community.

Click the link in bio to have your say. 🔗



Burwood North Precinct
Masterplan

Deliver a range of
well-designed, highly
flexible housing



Burwood Council

29 November 2023 - 🌐

The draft Burwood North Precinct Masterplan aims to build on our strategic location in Greater Sydney to encourage investment and provide the capacity to deliver over 1,300 new jobs.

With the delivery of Sydney Metro West, Burwood North will be one of the most accessible and connected places, attracting investment in existing and emerging industries and connecting our residents to employment hubs across Greater Sydney. The draft Masterplan aims to maximise job creation, support small businesses and start-ups, and activate streets and public spaces, creating a centre that is regional in outlook and local in amenity.

Have your say on the draft Burwood North Precinct Masterplan.

Click the link in bio to find out more. 🔗



Attachment 5 – Summary of Intended Effects of future Planning Proposal

Council needs to resolve to prepare the Planning Proposal, which then needs to be prepared and reported to the Burwood Local Planning Panel prior to being reported to Council for submission to Department of Planning, Housing and Industry.

The list below provides an overview of the proposed amendments which will be included in the future Planning Proposal, noting that there may be additional amendments:

Mapping and built form changes

- Amend the Land Zoning (LZN) Map to:
 - To expand the MU1 Mixed Use zone along Parramatta Road and extend down towards Milton Street in specific locations within the Burwood North Precinct to facilitate new dwellings and job opportunities, as per the recommended land use zoning map in the amended draft Plan.
 - To rezone R2 Low Density Residential areas to R4 High Density Residential to accommodate increased opportunities for new housing in areas most capable of supporting such growth due to proximity to infrastructure and access to public open space.
 - To rezone educational facilities from R2 Low Density Residential to SP2 Infrastructure (Educational Facilities) to recognise and protect the importance of social infrastructure.
- Amend the Lot Size (LSZ) Map to apply controls consistent with the proposed zoning changes.
- Amend the Floor Space Ratio (FSR) Map to remove FSR from land that is proposed to be zoned SP2 Infrastructure (Educational Establishments).
- Introduce an Incentive Floor Space Ratio (FSR) Map
- Introduce an Incentive Height of Building (HOB) Map
- Amend Active Street Frontages Map to include areas zoned MU1
- Introduce a Key Sites Map to ensure delivery of community infrastructure, open space and through sites links
- Amend the Heritage Map to remove two properties being Item I16 Nos.12-14 Burwood Road and Item I83 – No.7 Neich Parade.
- Amend Land Use Table to introduce new land use zone being R4 – Residential High Density zone
- Introduce an additional local provision that requires developments to satisfy the below criteria to access incentive FSR and HOB:
 - Achieve minimum site area (site amalgamation requirement) for appropriate development pattern and high-quality built form
 - Provide active street frontages
 - Achieve higher sustainability targets
 - Incorporate mechanisms to reduce urban heat, provide deep soil zones, tree canopy requirements and cooling measures such as green roofs
 - Adequate solar access to parks and main streets
 - Provide appropriate dwelling size mix within developments
 - Provide affordable housing contributions
 - Maximum car parking requirements
 - Deliver and dedicate community infrastructure on site
- Amend the Design Excellence provision
- Amend the Schedule 5 Environmental Heritage to remove Terraces Houses at Nos.12-14 Burwood Road and Federation House at No.7 Neich Parade
- Amend VPA provisions
- Amend height plane maps

The Hon Paul Scully MP
Minister for Planning and Public Spaces



Clr John Faker
Mayor
Burwood Council
PO Box 240
BURWOOD NSW 1805
mayor@burwood.nsw.gov.au

11 April 2024

Dear Clr Faker, 

I write regarding the Transport Oriented Development State Environment Planning Policy (TOD SEPP) and its implementation in the Burwood Council area.

Firstly, I thank you and Burwood Council for your support of the TOD SEPP to date and the ongoing constructive conversations between Council and Department of Planning, Housing and Infrastructure (DPHI) officials. Additionally, I recognise the work that Council has done, and continues to do, in local planning and assessment for housing.

I acknowledge that Burwood Council has been a leader in housing delivery for a number of years and has done considerable strategic planning work to achieve this outcome. This is work which will be enhanced by the opportunities of the TOD SEPP.

Importantly, Council has also planned for additional community and public space alongside this housing growth. I commend you for the work that has been done in this area and encourage Council to continue to deliver on important community amenities by utilising local contributions from development for the greatest benefit to the community.

I appreciate Council's submission on the TOD SEPP and the collaborative attitude with which Council have worked with the Department on this matter.

I am pleased to outline the TOD SEPP implementation within the Burwood Council area, and thank you for the proposal of additional stations for inclusion within the TOD program.

The details for each station, including those suggested by Council, are:

- Croydon Station to be included and to be finalised in January 2025, as suggested through your submission, to allow Council to complete the local planning, including considerations for areas of Malvern Hill Estate and Cintra Estate. I note that part of Croydon precinct is located in the Inner West Council area and the delayed commencement will apply to both council areas.
- Burwood North Station was suggested as a new Accelerated Precinct in your submission, however this requires further analysis of the transport and infrastructure services, and a decision to be made by NSW Government on the inclusion. The Department will be in contact with you as soon as the Government has determined any potential future Accelerated Precincts.

All other matters raised in Council's submission regarding the specific control settings for the TOD SEPP will be considered in drafting the final instrument, and the Department may seek additional consultation on this.

The Department will provide logistical support to Council to complete the local planning work required for all of these stations, and will continue to work closely with Council to make sure that this strategic work is completed within the prescribed timeframes.

The Commonwealth Government has recently announced the Housing Support Program, which is grants of up to \$50 million to provide support to governments to deliver housing projects. The first stream will provide funding to improve planning capability, including resources for councils to complete master planning work to support increased housing in well-located areas.

I strongly encourage Council to apply for any funding required to assist in completing the local planning for the TOD site. The Department is able to provide a letter of reference for Council's funding application if desired.

As you would be aware, the NSW Government has been clear – if the master planning work above is not completed by its relevant date, nor provide equal or greater housing outcomes, the TOD SEPP will come into immediate effect in those locations, and remain in place until local planning controls that meet or exceed the planning parameters in the TOD SEPP are developed and implemented.

If you would like to discuss the details of any of the outcomes above, please contact Tom Loomes, Executive Director, Strategic Planning and Policy, on 0413 877 490 or via email at tod.program@planning.nsw.gov.au.

Again, thank you for your support of the NSW Government's plans to address the housing crisis and your collaboration on the TOD SEPP.

I look forward to continuing to work with Burwood Council to enable the delivery of more homes for the people who would like the opportunity to live in our community.

Yours sincerely



Paul Scully MP
Minister for Planning and Public Spaces



FEES AND CHARGES 2024-2025



Burwood

Inc.1874

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 2024-25.

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)

Pricing Policy [continued]

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 2024-25 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 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. 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)	\$296.00	\$311.00	\$0.00	\$311.00	RR
0002	Application fee – display of merchandise and other articles	\$192.50	\$202.50	\$0.00	\$202.50	RR
0003	Application fee – advertising signboards on footpaths (A-frames)	\$110.50	\$116.50	\$0.00	\$116.50	RR
0004	Application fee – busking permit (1 week)	\$10.00	\$15.00	\$0.00	\$15.00	PC
0005	Application fee – commercial promotional / flyers permit (charities exempt)	\$165.00	\$174.00	\$0.00	\$174.00	RR
0006	Annual fee – display of merchandise and other articles (area less than 1.0m ² per annum)	\$110.50	\$116.50	\$0.00	\$116.50	RR
0007	Annual fee – display of merchandise and other articles (area greater than 1.0m ² per annum)	\$226.00	\$237.50	\$0.00	\$237.50	RR
0008	Annual fee – advertising signboards on footpaths (A-frames – renewal)	\$152.50	\$160.50	\$0.00	\$160.50	RR
0009	Licence variation fee – request for change in approved areas (display of merchandise and other articles)	\$147.50	\$155.00	\$0.00	\$155.00	RR
0010	Licence variation fee – request for change in approved areas (footpath dining)	\$156.00	\$164.00	\$0.00	\$164.00	RR

Major Commercial Centres

0011	Burwood Town Centre – per m ² per annum (display of merchandise and other articles)	\$369.00	\$388.00	\$0.00	\$388.00	RR
0012	Burwood Town Centre – per m ² per annum (footpath dining)	\$412.00	\$433.00	\$0.00	\$433.00	RR

Other Commercial Areas

0013	Other commercial areas footpath dining per m ² per annum	\$257.50	\$270.50	\$0.00	\$270.50	RR
0014	Other commercial areas display of merchandise and other articles per m ² per annum	\$236.00	\$248.00	\$0.00	\$248.00	RR

Use of road space for an event or activation

0015	Application fee – road closure and local traffic committee approval	\$0.00	\$560.00	\$0.00	\$560.00	FC
0016	Administration of traffic management plan	Refer to traffic management				PC
0017	Advertising for temporary road closures	Refer to traffic management				PC
0018	Parking and regulatory signs (per unit)	Refer to traffic management				PC
0019	Burwood Town Centre – Clarendon Place - whole road per day	\$0.00	\$1,500.00	\$0.00	\$1,500.00	PC
0020	Burwood Town Centre – Burwood Road between Railway Parade and Belmore Street - per day	\$0.00	\$7,500.00	\$0.00	\$7,500.00	FC
0021	Other road spaces as deemed appropriate by Burwood Council	To be determined on a case by case basis subject to Council approval and conditions				FC

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Administration and Governance

Credit Card Service Fee

A surcharge applies to MasterCard and Visa credit cards. Excludes debit and prepaid cards (Eftpos, MasterCard and Visa).

0022	All transactions excluding GST				0.5%	LR
0023	All transactions including GST				0.5%	LR

Bank Guarantee

0024	Bank guarantees associated with damage deposit – administration charge per bank guarantee	\$350.00	\$334.55	\$33.45	\$368.00	RR
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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.

0025	Payment over \$5,000			Bank cheque only		Z
				Min. Fee incl. GST: \$5,000.00		

Financial Administration

0026	Failed payment fee – per dishonoured cheque	\$76.00	\$80.00	\$0.00	\$80.00	RR
0027	Failed payment fee – per electronic remittance	\$76.00	\$80.00	\$0.00	\$80.00	RR
0028	Fee for preparation of all council leases	\$320.00	\$305.45	\$30.55	\$336.00	PC

Documents, Maps and Reports

0029	Section 7.12 Contributions Plans (each plan) – hard copy	\$56.00	\$59.00	\$0.00	\$59.00	PC
0030	Burwood LEP (written instrument only) – hard copy	\$56.00	\$59.00	\$0.00	\$59.00	PC
0031	Burwood Development Control Plan – hard copy	\$187.00	\$196.50	\$0.00	\$196.50	PC
0032	Burwood Heritage Study: Volume 1 or Inventory	\$56.00	\$59.00	\$0.00	\$59.00	PC
0033	Burwood Heritage Study: Volume 1 and Inventory	\$99.00	\$104.00	\$0.00	\$104.00	PC
0034	Burwood LEP map (single map in A3 size) – hard copy	\$5.80	\$6.10	\$0.00	\$6.10	PC
0035	Burwood LEP maps (full set of maps in A3 size) – hard copy	\$88.50	\$93.00	\$0.00	\$93.00	PC
0036	Council agendas and minutes (over the counter / download from website)				No fee	Z
0037	Other planning policies, plans, codes and guidelines (each)	\$34.00	\$36.00	\$0.00	\$36.00	PC
0038	Stormwater management specifications	\$148.50	\$156.00	\$0.00	\$156.00	PC
0039	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.

0040	A0 size coloured	\$35.00	\$37.00	\$0.00	\$37.00	FC
0041	A1 size coloured	\$24.00	\$25.50	\$0.00	\$25.50	FC

Item Number 29/24 - Attachment 1
Draft 2024-25 Fees and Charges - Public Exhibition

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Geographic Information System (GIS) Maps [continued]

0042	A2 size coloured	\$18.00	\$19.00	\$0.00	\$19.00	FC
0043	A3 size coloured	\$12.00	\$12.60	\$0.00	\$12.60	FC
0044	A4 size coloured	\$6.00	\$6.30	\$0.00	\$6.30	FC
0045	Producing maps or providing digital information that requires substantial data manipulation (charged per hour or part thereof)	\$75.00	\$79.00	\$0.00	\$79.00	FC

Public Tenders and Expressions of Interest Documents

0046	Tender documents per set, less than 50 pages (inclusive of appendices, attachments, etc)	\$48.00	\$50.50	\$0.00	\$50.50	PC
0047	Tender documents per set, between 51 pages and 100 pages (inclusive of appendices, attachments, etc)	\$77.50	\$81.50	\$0.00	\$81.50	PC
0048	Tender documents per set, between 101 pages and 200 pages (inclusive of appendices, attachments, etc)	\$114.00	\$120.00	\$0.00	\$120.00	PC
0049	Tender documents per set, greater than 200 pages (inclusive of appendices, attachments, etc)	\$148.50	\$156.00	\$0.00	\$156.00	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.

0050	GIPA formal application fee – section 41	\$30.00	\$30.00	\$0.00	\$30.00	LR
0051	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)						
0052	GIPA processing charge – section 67 after the first 20 hours – per hour (personal information)	\$30.00	\$30.00	\$0.00	\$30.00	LR
0053	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

0054	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.

0055	Own or adjoining property				No fee	Z
0056	Under 15 minutes	\$30.50	\$32.50	\$0.00	\$32.50	PC
0057	Between 15 and 60 minutes	\$58.50	\$61.50	\$0.00	\$61.50	PC
0058	Over 60 minutes- per hour or part thereof in excess of 1 hour	\$249.80	\$262.50	\$0.00	\$262.50	PC

Item Number 29/24 - Attachment 1
Draft 2024-25 Fees and Charges - Public Exhibition

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Property Enquiries [continued]

0059	House name history (research and reply per property)	\$285.00	\$299.50	\$0.00	\$299.50	PC
0060	Requests for information requiring research or a written response (with owner's consent) per hour	\$172.00	\$181.00	\$0.00	\$181.00	PC

Minimum 1 hour - exact fee will be dependent upon staff time involved

Subpoena Processing

0061	Conduct money (upon receipt of subpoenas)	\$90.50	\$95.50	\$0.00	\$95.50	PC
0062	Less than 1 hour is required to compile the information	\$172.00	\$181.00	\$0.00	\$181.00	PC
0063	Longer than 1 hour is required to compile the information, and additional charges per hour or part thereof is charged	\$126.50	\$133.00	\$0.00	\$133.00	PC
0064	File retrieval fee – first item only	\$20.00	\$21.00	\$0.00	\$21.00	PC
0065	File retrieval fee - second and each subsequent file	\$3.20	\$3.40	\$0.00	\$3.40	PC
0066	File retrieval fee – second and each subsequent box	\$2.75	\$2.90	\$0.00	\$2.90	PC

Printing and Copying

0067	A3 black and white per page	\$1.30	\$1.40	\$0.00	\$1.40	PC
0068	A3 colour per page	\$4.90	\$5.20	\$0.00	\$5.20	PC
0069	A4 black and white per page	\$0.80	\$0.85	\$0.00	\$0.85	PC
0070	A4 colour per page	\$2.60	\$2.80	\$0.00	\$2.80	PC
0071	Per A0 copy	\$4.90	\$5.20	\$0.00	\$5.20	PC
0072	Per A1-A2 copy	\$2.60	\$2.80	\$0.00	\$2.80	PC

Reprinting of Rate Notices

0073	Reprint and post rate notices and instalment notices	\$41.00	\$43.50	\$0.00	\$43.50	PC
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GIS - House Renumbering

0074	Request for change in house numbering – non-refundable	\$310.00	\$326.00	\$0.00	\$326.00	PC
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Interest Rate

Local Government Act 1993 Section 566

0075	Interest on overdue rates and charges – per annum calculated daily (maximum set by Minister for Local Government) - 1 July 2024 to 30 June 2025				10.5%	LR
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Animal Management

0076	Animal not desexed				As prescribed	LR
0077	Animal not desexed kept by recognised breeder for breeding purposes				As prescribed	LR
0078	Desexed animal				As prescribed	LR

continued on next page ...

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Item Number 29/24 - Attachment 1
Draft 2024-25 Fees and Charges - Public Exhibition

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Animal Management [continued]

0079	Desexed animal owned by eligible pensioner				As prescribed	LR
0080	Working dogs				As prescribed	LR
0081	Certificate of compliance for dangerous or restricted dogs				As prescribed	LR

Impounding of Animals

0082	Animals other than dogs or cats	\$117.00	\$123.00	\$0.00	\$123.00	FC
0083	Cat offences, dangerous / restricted dogs and other offences as per schedule 1 – penalty notice offences				As prescribed	LR
0084	Surrender dog or cat	\$322.00	\$339.00	\$0.00	\$339.00	FC
0085	Daily holding fee	\$71.00	\$75.00	\$0.00	\$75.00	FC
0086	Release of animal	\$71.00	\$75.00	\$0.00	\$75.00	FC

Asset Management

Car Share and Electric Vehicle Parking

0087	Use of parking space in ticket parking area per space per year	\$980.00	\$1,030.00	\$0.00	\$1,030.00	FC
0088	Creation of parking space one off fee	\$1,300.00	\$1,365.00	\$0.00	\$1,365.00	FC

Civil Works in the Public Domain

0089	Application Fee for Civil Works in the Public Domain	\$1,240.00	\$1,305.00	\$0.00	\$1,305.00	FC
0090	Civil works inspection (per inspection)	\$163.00	\$171.50	\$0.00	\$171.50	FC
0091	Security Deposit				Cost of works	BD

Construction Works Zone

0092	Construction Works Zone application fee - plus specific zone fees below	\$170.00	\$178.50	\$0.00	\$178.50	PC
0093	B1 Neighbour Centres, B2 Local Centres, B4 Mixed use and B6 Enterprise Corridor Zones - per lineal metre, per week or part thereof (minimum one month approval)	\$195.00	\$100.00	\$0.00	\$100.00	FC
0094	R1 General Residential, R2 Low Density Residential and R3 Medium Density Residential Zones - per metre, per week or part thereof (minimum one month approval)	\$65.00	\$40.00	\$0.00	\$40.00	FC
0095	Erection and removal of signage	\$1,600.00	\$1,680.00	\$0.00	\$1,680.00	PC
0096	Work zone within parking meter area – additional fee (over the per metre rate listed above)				80% of current parking rate	RR
0097	Work zones required to be for exclusive use 24 hours per day 7 days per week - additional per lineal meter, per week or part thereof	\$67.00	\$40.00	\$0.00	\$40.00	RR

Permit to Stand Plant

0098	Permit to stand plant (per plant per day)	\$520.00	\$546.00	\$0.00	\$546.00	FC
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Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Damage Report

0099	Administration Fee for Damage Report	\$433.00	\$455.00	\$0.00	\$455.00	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.

0100	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	\$3,050.00	\$3,205.00	\$0.00	\$3,205.00	FC
0101	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	\$4,275.00	\$4,490.00	\$0.00	\$4,490.00	FC
0102	For after-hours response (between 3:00 pm and 6:30 am) to any development related hazard (per call out)	\$3,050.00	\$3,205.00	\$0.00	\$3,205.00	FC
0103	For after-hours response (between 3:00 pm and 6:30 am) to any utility related hazard (per call out)	\$3,050.00	\$3,205.00	\$0.00	\$3,205.00	FC
0104	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)	\$3,050.00	\$3,205.00	\$0.00	\$3,205.00	FC

Labour

per hour

0105	Senior manager	\$225.00	\$236.50	\$0.00	\$236.50	FC
0106	Manager	\$177.50	\$186.50	\$0.00	\$186.50	FC
0107	Supervisor	\$146.50	\$154.00	\$0.00	\$154.00	FC
0108	Team leader	\$134.00	\$141.00	\$0.00	\$141.00	FC
0109	Plant operator	\$127.50	\$134.00	\$0.00	\$134.00	FC
0110	Driver \ labourer	\$92.50	\$97.50	\$0.00	\$97.50	FC
0111	Minimum hours payable for after-hours attendance of staff (between 3:00 pm and 6:30 am)	5 hours minimum				FC
0112	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

0113	Backhoe / loader	\$94.50	\$99.50	\$0.00	\$99.50	FC
0114	High pressure cleaner	\$94.50	\$99.50	\$0.00	\$99.50	FC
0115	Mini footpath sweeper	\$94.50	\$99.50	\$0.00	\$99.50	FC
0116	Road sweeper	\$200.00	\$210.00	\$0.00	\$210.00	FC
0117	Trailer mounted chipper	\$200.00	\$210.00	\$0.00	\$210.00	FC
0118	Truck with hiab	\$200.00	\$210.00	\$0.00	\$210.00	FC

Item Number 29/24 - Attachment 1
Draft 2024-25 Fees and Charges - Public Exhibition

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Plant Hire [continued]

0119	Truck with elevated work platform	\$200.00	\$210.00	\$0.00	\$210.00	FC
0120	Truck	\$86.00	\$90.50	\$0.00	\$90.50	FC
0121	Ute	\$55.00	\$58.00	\$0.00	\$58.00	FC
0122	Minimum hours payable for afterhours use of plant (between 3:00 pm and 6:30 am)				4 hours minimum	FC

Materials

0123	Oil absorbent material per bag or per m ²	\$117.50	\$123.50	\$0.00	\$123.50	FC
0124	Sand backfill material (per tonne)	\$117.50	\$123.50	\$0.00	\$123.50	FC
0125	Road base backfill material (per tonne)	\$117.50	\$123.50	\$0.00	\$123.50	FC
0126	Trench temporary sealing material – per bucket	\$224.00	\$235.50	\$0.00	\$235.50	FC
0127	Any other materials (per unit)				Quote plus 15%	FC

Barricades and Fencing

0128	Barricade and light rental per barricade per day (minimum weekly charge – Council to setup and place)	\$118.50	\$124.50	\$0.00	\$124.50	FC
0129	Water filled barrier rental per barrier per day (minimum weekly charge – Council to setup and place)	\$52.50	\$55.50	\$0.00	\$55.50	FC
0130	ArmorZone barrier with fencing rental per barrier per day (minimum weekly charge – Council to setup and place)	\$66.00	\$69.50	\$0.00	\$69.50	FC
0131	Temporary fencing rental per panel per day (minimum weekly charge – Council to setup and place)	\$52.50	\$55.50	\$0.00	\$55.50	FC
0132	Steel road plates per plate per week (minimum weekly charge – Council to setup and place)	\$2,340.00	\$2,460.00	\$0.00	\$2,460.00	FC
0133	Temporary kerb ramp per ramp per day (minimum weekly charge – Council to setup and place)	\$40.00	\$42.00	\$0.00	\$42.00	FC
0134	Delivery and return of water filled barriers, ArmorZone and temporary fencing – each way – during business hours	\$390.00	\$410.00	\$0.00	\$410.00	FC
0135	Delivery and return of water filled barriers, ArmorZone and temporary fencing – each way – outside of business hours	\$648.00	\$681.00	\$0.00	\$681.00	FC

Flood Risk / Stormwater Assessment

0136	Drainage Draft Plan Search and Service Fee per 20 min	\$128.50	\$135.00	\$0.00	\$135.00	RR
0137	Flood Planning Level Enquiry	\$618.00	\$649.00	\$0.00	\$649.00	RR
0138	Stormwater (General Inspection Fees per 45 mins, after an initial inspection)	\$153.50	\$161.50	\$0.00	\$161.50	RR
0139	Stormwater Drainage Application Fee	\$612.00	\$643.00	\$0.00	\$643.00	FC
0140	Application to carry out stormwater drainage work (Section 138) refer to Asset Management Civil Works	\$1,215.00	\$1,280.00	\$0.00	\$1,280.00	FC

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Draft 2024-25 Fees and Charges - Public Exhibition

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Flood Risk / Stormwater Assessment [continued]

0141	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)	\$1,215.00	\$1,280.00	\$0.00	\$1,280.00	RR
0142	Initial Assessment	\$483.00	\$508.00	\$0.00	\$508.00	RR
0143	Subsequent Assessments (each)	\$326.00	\$343.00	\$0.00	\$343.00	RR
0144	High Density Development	\$190.00 per hour Min. Fee incl. GST: \$515.00				FC
0145	Medium Density Development	\$190.00 per hour Min. Fee incl. GST: \$385.00				FC
0146	OSD Re-Inspection Fee	\$190.00 per hour Min. Fee incl. GST: \$130.00				FC
0147	Positive Covenant	\$190.00 per hour Min. Fee incl. GST: \$130.00				FC
0148	Single Dwelling with OSD	\$190.00 per hour Min. Fee incl. GST: \$255.00				FC
0149	Single Dwelling, no OSD	\$190.00 per hour Min. Fee incl. GST: \$130.00				FC
0150	Works-As-Executed Plans	\$190.00 per hour Min. Fee incl. GST: \$255.00				FC

Hoardings

0151	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).	\$356.00 plus an additional \$30.00/linear metre/week (frontage) or part thereof				FC
0152	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).	\$675.00 plus an additional \$40.00/linear metre/week (frontage) or part thereof				FC
0153	Application lodgement fee	\$457.00	\$500.00	\$0.00	\$500.00	RR
0154	Fee adjustment for combined type A and B hoarding applications	\$356.00 to be waived				FC
0155	Environmental Planning and Assessment Act 1979 – cost compliance	Total cost of compliance				FC

Memorial Donations

0156	Memorial seat with plaque	\$3,710.00	\$3,545.45	\$354.55	\$3,900.00	RR
0157	Park seat	\$3,215.00	\$3,072.73	\$307.27	\$3,380.00	RR
0158	Plaque only	\$562.00	\$537.27	\$53.73	\$591.00	RR

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Rock Anchor Permit

0159	Application Fee	\$6,025.00	\$6,330.00	\$0.00	\$6,330.00	RR
0160	Cost per anchor	\$241.50	\$254.00	\$0.00	\$254.00	RR
0161	Refundable Holding Deposit	Minimum \$50,000.00 plus \$1,000.00 per anchor above 50 units Min. Fee incl. GST: \$50,000.00				BD

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

0162	Charge per residential* torrens title lot	\$25.00	\$25.00	\$0.00	\$25.00	LR
0163	Charge per residential* strata title lot	\$12.50	\$12.50	\$0.00	\$12.50	LR
0164	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						
0165	Charge per business* strata title lot	\$5.00	\$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.

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

General Information [continued]

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.

0166	General information	As listed above				RR
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Complying Development Certificates and Exempt Development

Administration of Complying Development Certificates

0167	Application to modify a complying development certificate (section 4.30) – after certificate has been issued	50% of original application fee, max fee of \$575.00				RR
0168	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 \$300.00/hour or part thereof. Such charges will be as determined by the Manager City Development in consultation with the applicant. Min. Fee incl. GST: \$345.00				RR
0169	Confirmation in writing that development is exempt or complying development	\$150.00	\$150.00	\$0.00	\$150.00	FC
0170	Notification for complying development certificates	\$97.00	\$97.00	\$0.00	\$97.00	FC

Complying Development Certificates – Application

0171	Application	Market rate and a 10% consultant engagement and contract management fee	FC
External consultant may be engaged. Fee will be based on a market rate and a 10% consultant engagement and contract management fee			

Other Activity Application Fees

Section 68 Of Local Government Act 1993

0172	Amusement devices	\$150.00	\$150.00	\$0.00	\$150.00	LR
0173	Manufactured home	\$200.00	\$200.00	\$0.00	\$200.00	LR
0174	Other activities	\$150.00	\$150.00	\$0.00	\$150.00	LR

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.

0175	Value of development (per applicant's estimate with application)	Minimum deposit				BD
0176	Less than \$50,000	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	BD
0177	Between \$50,001 to \$100,000	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	BD

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Damage Deposits [continued]

0178	Between \$100,001 to \$150,000	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	BD
0179	Between \$150,001 to \$200,000	\$4,000.00	\$4,000.00	\$0.00	\$4,000.00	BD
0180	Between \$200,001 to \$500,000	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	BD
0181	Between \$500,001 to \$1,000,000	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00	BD
0182	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 0.75% of the cost of the development.

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).

0183	Work value less than or equal to \$50,000	\$830.00	\$792.73	\$79.27	\$872.00	MP
0184	Work value between \$50,001 and \$100,000	\$830.00 plus \$9.00 for each \$1,000 above \$50,000				MP
0185	Work value between \$100,001 and \$250,000	\$1,280.00 plus \$8.00 for each \$1,000 above \$100,000				MP
0186	Work value between \$250,001 and \$500,000	\$2,480.00 plus \$7.00 for each \$1,000 above \$250,000				MP
0187	Work value between \$500,001 and \$1,000,000	\$4,230.00 plus \$6.00 for each \$1,000 above \$500,000				MP
0188	Work value exceeding \$1,000,001 and up to \$5,000,000	\$7,230.00 plus \$3.50 for each \$1,000 above \$1,000,000				MP
0189	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).

0190	For residential and mixed commercial / residential developments the residential portion of the development is assessed as	i. \$525.00 per unit plus \$1,050.00 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).

0191	For residential and mixed commercial / residential developments the residential portion of the development is assessed as	i. \$750.00 per unit plus \$1,620.00 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

0192	Construction certificate modifications	50% of original fee	RR
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Draft 2024-25 Fees and Charges - Public Exhibition

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Registration of Certificates Issued by Accredited Certifiers

0193	Registration of a complying development certificate	\$39.00	\$40.00	\$0.00	\$40.00	LR
0194	Registration of construction certificate issued by private certifier (Not complying development)	\$43.00	\$45.00	\$0.00	\$45.00	LR
0195	Registration of occupation certificate issued by private certifier	\$43.00	\$45.00	\$0.00	\$45.00	LR
0196	Registration of subdivision certificate issued by private certifier (Not complying development)	\$43.00	\$45.00	\$0.00	\$45.00	LR

Transfer of PCA services to Council

0197	Council appointed as PCA	Package as determined by Council delegate				RR
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Construction Inspection

0198	Inspection fee	\$326.00	\$311.82	\$31.18	\$343.00	MP
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Linen Plan (Certification)

0199	Certification Fee	\$0.00	\$450.00	\$0.00	\$450.00	PC
0200	Inspection Fee	\$0.00	\$400.00	\$0.00	\$400.00	PC

Fire Safety Compliance

0201	Annual administration fee - registration of annual fire safety certificates	\$97.00	\$136.36	\$13.64	\$150.00	MP
0202	BCA class 2-3 effective height <25m	\$768.00	\$733.64	\$73.36	\$807.00	MP
0203	BCA class 2-3 effective height >25m	\$1,540.00	\$1,472.73	\$147.27	\$1,620.00	MP
0204	BCA class 5-9 up to or equal 500m ² floor area	\$650.00	\$620.91	\$62.09	\$683.00	MP
0205	BCA class 5-9 >500m ² floor area	\$1,295.00	\$1,236.36	\$123.64	\$1,360.00	MP

Fire Safety Schedules

Council to re-issue a fire safety schedule on request by a building owner to correct minor errors or omissions or to replace a missing schedule.

Note: For larger buildings Council may have to engage external consultants for technical advice.

0206	Issue new Fire Safety Schedule to correct minor omission or error	\$500.00	\$454.55	\$45.45	\$500.00	FC
0207	Replace missing or incorrect Fire Safety Schedule Class 2-9 Building 2 storeys or less	\$1,000.00	\$909.09	\$90.91	\$1,000.00	FC
0208	Replace missing or incorrect Fire Safety Schedule Class 2-9 Buildings greater than 2 storeys	By quotation – full cost recovery plus 15%				FC

Application

0209	Out of hours construction application	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	FC
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Building Certification

Building Information Certificates Division 6.7 - Classes 1 and 10

0210	Classes 1 and 10 (dwellings), and class 2 building containing only 2 dwellings	\$275.00 per dwelling				PC
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Item Number 29/24 - Attachment 1
Draft 2024-25 Fees and Charges - Public Exhibition

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Division 6.7 Certificates - Other Classes - Statutory

0211	A building not exceeding 200m ²	\$275.00	\$275.00	\$0.00	\$275.00	LR
0212	A building greater than 200m ² but not exceeding 2,000m ²	\$275.00 plus an additional \$0.60 per m ² over 200 m ²				LR
0213	A building greater than 2,000m ²	\$1,355.00 plus an additional \$0.08 per m ² over 2,000m ²				LR
0214	Additional inspections	\$90.00	\$90.00	\$0.00	\$90.00	LR
0215	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 2021.						
0216	Additional DA & CC fee as certified by a quantity surveyor for any unauthorised works	Fee based on the cost of the works				PC

Certificates

Planning Certificates

Environmental Planning and Assessment Act 1979
Environmental Planning and Assessment Regulation 2021

Note that for strata lot applications, one fee is charged per lot applied for within that strata plan.

0217	Section 10.7(2) planning certificate application / reprint per lot	\$67.00	\$70.00	\$0.00	\$70.00	LR
0218	Section 10.7(2) and 10.7(5) planning certificate application / reprint per lot	\$167.00	\$173.00	\$0.00	\$173.00	LR
0219	Fee for urgent processing of applications for planning certificates under section 10.7(2) and 10.7(5) within 1 business day per lot	\$130.00	\$170.00	\$0.00	\$170.00	RR
Council reserves the right not to make the service available						
0220	Section 10.7 certificate – reprint	\$62.00	\$70.00	\$0.00	\$70.00	RR

Outstanding Notices

0221	Outstanding notice – section 735A	\$64.00	\$66.00	\$0.00	\$66.00	LR
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Occupation Certificates

0222	Occupation certificates (Council as PCA)	\$250.00	\$227.27	\$22.73	\$250.00	FC
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Rates Certificates

Local Government Act 1993 Sections 603 and 608

0223	For replacement of section 10.7 or section 603 (certificate replacement request placed after 2 weeks from date of issue of original certificate)	\$45.00	\$47.50	\$0.00	\$47.50	RR
0224	Rates notice – annual or instalment – on coloured base stock with or without amended details *	\$41.00	\$43.50	\$0.00	\$43.50	RR
0225	Rates notice – annual or instalment – single sided black and white archive copy *	No fee				Z
0226	Section 603 certificate	\$95.00	\$100.00	\$0.00	\$100.00	LR
0227	Urgency fee – processed on-demand (subject to availability only)	\$310.00	\$326.00	\$0.00	\$326.00	RR

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Rates Certificates [continued]

0228	Urgency fee – processed within 24 hours	\$210.00	\$220.50	\$0.00	\$220.50	RR
0229	Administration charge to refund Section 603/10.7 Certificate and Outstanding Notice Section 735A	\$25.00	\$30.00	\$0.00	\$30.00	PC

Section 54 Certificate*Local Government Act 1993*

0230	Application fee	\$60.00	\$60.00	\$0.00	\$60.00	LR
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Section 88G Certificate*Conveyancing Act 1919*

0231	Section 88G certificates (Section 88G of Conveyancing Act)	\$10.75	\$11.40	\$0.00	\$11.40	LR
0232	Section 88G certificate requiring inspection	\$40.95	\$43.00	\$0.00	\$43.00	LR

Swimming Pool Safety Certificate*Swimming Pools Amendment Act 2012**Swimming Pools Regulation 2008*

0233	Fee for provision of registration – assisting pool owners who do not have internet access	\$15.80	\$14.36	\$1.44	\$15.80	LR
0234	Swimming pool barrier exemption application	\$70.00	\$70.00	\$0.00	\$70.00	LR
0235	Swimming pool inspections and compliance certificates	\$150.00 plus \$0.00 for second inspection; \$100.00 for subsequent inspections				LR
0236	Copy of swimming pool compliance certificate	\$70.00	\$66.82	\$6.68	\$73.50	PC
0237	Swimming pool safety plaques resuscitation board	\$35.00	\$33.64	\$3.36	\$37.00	PC

Compliance**Unattended Articles****Motor Vehicles, Trucks, Trailers and Caravans**

0238	Impounding / holding fee	\$222.00 impounding fee plus \$43.00/day holding fee plus \$205.00 towing fee				FC
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Shopping Trolleys and Sandwich Boards

0239	Impounding administration fee	\$270.00 plus a \$16.00 per day per trolley storage fee				FC
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Other Goods

0240	Other articles	\$119.50	\$125.50	\$0.00	\$125.50	FC
0241	Other articles (per article per day or part thereof)	\$48.00	\$50.50	\$0.00	\$50.50	FC

Protection of Environment Operations Act

0242	Investigation that resulted in an order being given (currently up to \$1,000)	As prescribed	LR
Environmental Planning and Assessment Regulation 2021 s281C			

Item Number 29/24 - Attachment 1
Draft 2024-25 Fees and Charges - Public Exhibition

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		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Protection of Environment Operations Act [continued]

0243	Litter fines and penalty				As prescribed	LR
0244	POEO – cost compliance				Total cost of compliance	RR
0245	POEO – notice administration fee				As prescribed	LR

Contaminated Land

Registration of Notice of Class 2 Remediation

0246	Registration of notice of intention to carry out class 2 remediation works (clause 16 – SEPP 55)	\$199.40	\$209.50	\$0.00	\$209.50	LR
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Skip Bins Roadside Placements

0247	Initial fee (first year of activity)	\$1,605.00	\$1,690.00	\$0.00	\$1,690.00	RR
0248	Ongoing fee (after first year)	\$874.00	\$918.00	\$0.00	\$918.00	RR

Clothing Bank Bins

0249	Annual permit per bin	\$410.00	\$431.00	\$0.00	\$431.00	RR
0250	Initial annual application fee	\$330.00	\$330.00	\$0.00	\$330.00	FC

Community Services

Community Programs

0251	Daytime session / class	\$5.70	\$7.27	\$0.73	\$8.00	PC
0252	9 week term	\$45.00	\$45.45	\$4.55	\$50.00	PC
0253	Daytime session / class with materials included	\$8.20	\$9.09	\$0.91	\$10.00	PC
0254	9 week term with materials included	\$67.50	\$68.18	\$6.82	\$75.00	PC
0255	Evening session / class (after 6:00 pm)	\$8.20	\$9.09	\$0.91	\$10.00	PC
0256	Evening 9 week term (after 6:00 pm)	\$67.50	\$68.18	\$6.82	\$75.00	PC
0257	Evening session / class (after 6:00 pm) with materials included	\$10.70	\$13.64	\$1.36	\$15.00	PC
0258	Evening 9 week term (after 6:00 pm) with materials included	\$90.00	\$86.36	\$8.64	\$95.00	PC
0259	Community programs and activities, excursions, special events (per activity or event)	Cost plus GST, where applicable				FC
0260	Community training / workshop course fee (per course)	Cost plus GST, where applicable				FC

Street Parties and School Fetes

0261	Traffic management – community street parties and school fetes (all inclusive subject to council approval)				No fee	Z
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Alcohol Prohibited Spaces

0262	Application for consumption or sale of alcohol in an alcohol prohibited area or alcohol free zone	\$213.50	\$204.09	\$20.41	\$224.50	FC
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Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

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, Demolition of Buildings or Works at Work Value

Environmental Planning and Assessment Regulation 2021

0263	DA for development up to \$5,000	\$138.00	\$143.00	\$0.00	\$143.00	LR
0264	Between \$5,001 – \$50,000	\$220.00 plus \$3.00 for each \$1,000 or part above \$5,000				LR
0265	Between \$50,001 – \$250,000	\$459.00 plus \$3.64 for each \$1,000 or part above \$50,000				LR
0266	Between \$250,001 – \$500,000	\$1,510.00 plus \$2.34 for each \$1,000 or part above \$250,000				LR
0267	Between \$500,001 – \$1,000,000	\$2,273.00 plus \$1.64 for each \$1,000 or part above \$500,000				LR
0268	Greater than \$1,000,001 less than \$10,000,000	\$3,405.00 plus \$1.44 for each \$1,000 above \$1,000,000				LR
0269	Greater than \$10,000,000	\$20,668.00 plus \$1.19 for each \$1,000 above \$10,000,000				LR
0270	Dwelling house valued under \$100,000 construction cost	\$571.00	\$593.00	\$0.00	\$593.00	LR
0271	DA not involving building work, demolition or sub division	\$357.00	\$370.00	\$0.00	\$370.00	LR

Specialist / Independent External Advice

Professional external consultancy services fee for application assessment (e.g. acoustics, fire engineering, geotechnical, flood, bushfire, heritage, ecology, traffic, landscape assessment etc) – peer review, Report and or advice. Where Council has to engage the services of an outside consultancy for specialist consultancy advice or peer review, the cost of this service will be forwarded to the party causing the need for the inspection, report, peer review and or advice.

0272	Professional external consultancy services fee for application assessment	As invoiced plus 10% for Council Administration of Consultant Engagement and Contract Management				FC
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Developments not involving erection of a building, carrying out of work, the subdivision of land or demolition of a building work

0273	Change of use only	\$0.00	\$380.00	\$0.00	\$380.00	FC
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Refund of Development Application Fees

0274	Withdrawal of application before assessment	Maximum 75% of fees paid				PC
0275	Withdrawal of application after assessment but prior to assessment report preparation	Maximum 50% of fees paid				PC

Long Service Levy

Note: Statutory collected on behalf of The Long Service Payments Corporation

0276	Work value greater than \$25,000	0.35% of the value of building and construction works				LR
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Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

DA fees for Residential Heritage items

0277	Minor works – heritage properties (Clause 5.10(3) of Burwood LEP)	\$0.00	\$250.00	\$0.00	\$250.00	PC
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Other Developments – Statutory

0278	Development applications for the pruning or removal of a tree for heritage items and properties in HCA	\$105.00 per application or \$45.00 per application where applicant is a pensioner				LR
0279	Development for the purpose of 1 or more advertisements	\$363.00 plus an additional \$100.00 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 2021

0280	Other than strata subdivision, involving the opening of a public road (eg, torrens title / stratum subdivision / community title)	\$865.00 plus \$65.00 per additional lot				LR
0281	Other than strata subdivision, not involving the opening of a public road (eg, torrens title / stratum subdivision / community title)	\$430.00 plus \$53.00 per additional lot				LR
0282	Strata units subdivision	\$430.00 plus \$65.00 per additional lot				LR

Integrated Development and Development which Requires Concurrence – Statutory

Environmental Planning and Assessment Regulation 2021

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.

0283	Development which requires concurrence	\$183.00 plus \$416.00 for each approval body to which the development application is to be forwarded				LR
0284	Integrated development	\$183.00 plus \$416.00 for each approval body to which the development application is to be forwarded				LR
0285	Additional fee for development application for designated development	\$1,154.00	\$1,198.00	\$0.00	\$1,198.00	FC
0286	Additional fee for development application that is referred to design review panel for advice	\$3,763.00	\$3,905.00	\$0.00	\$3,905.00	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:

0287	Designated development	\$2,785.00	\$2,890.00	\$0.00	\$2,890.00	LR
0288	Advertised development	\$1,185.00	\$1,230.00	\$0.00	\$1,230.00	LR
0289	Prohibited development	\$1,386.00	\$1,438.00	\$0.00	\$1,438.00	LR

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Additional fees payable for development that requires advertising [continued]

0290	Development for which an environmental planning instrument requires notice to be given otherwise than as referred to above	\$1,185.00	\$1,230.00	\$0.00	\$1,230.00	LR
0291	Nominated integrated development, threatened species development or Class 1 aquaculture development	\$1,386.00	\$1,438.00	\$0.00	\$1,438.00	LR
0292	Other development for which a community participation plan requires notice to be given	\$1,386.00	\$1,438.00	\$0.00	\$1,438.00	LR

Referral to the Design Review Panel

0293	Referral of Development Application to the Burwood Design Review Panel	\$2,500.00	\$4,000.00	\$0.00	\$4,000.00	FC
0294	Re-referral of Development Application to the Burwood Design Review Panel	50% of the original cost				FC

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.

0295	Works less than \$10,000	\$44.00	\$46.50	\$0.00	\$46.50	RR
0296	Works between \$10,001 and \$100,000	\$155.00	\$163.00	\$0.00	\$163.00	RR
0297	Works between \$100,001 and \$500,000	\$310.00	\$326.00	\$0.00	\$326.00	RR
0298	Works between \$500,001 and \$1,000,000	\$375.00	\$394.00	\$0.00	\$394.00	RR
0299	Works greater than \$1,000,000 and less than \$10,000,000	\$670.00	\$704.00	\$0.00	\$704.00	RR
0300	Works greater than \$10,000,000	\$780.00	\$819.00	\$0.00	\$819.00	RR

Notification fee for amended development application plans

0301	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

0302	Review of determination of any other development up to \$5,000	\$69.00	\$72.00	\$0.00	\$72.00	LR
0303	Review of determination of any other development with an estimated cost of \$5,001 – \$250,000	\$111.00, plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost				LR
0304	Review of determination of any other development with an estimated cost of \$250,001-\$500,000	\$652.00, plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000				LR
0305	Review of determination of any other development with an estimated cost of \$500,001-\$1,000,000	\$928.00, plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000				LR
0306	Review of determination of any other development with an estimated cost of \$1,000,001-\$10,000,000	\$1,285.00, 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]

0307	Review of determination of any other development with an estimated cost more than \$10,000,000	\$6,167.00, plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000				LR
0308	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
0309	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	\$238.00	\$247.00	\$0.00	\$247.00	LR

Development Applications - Modification of a Consent Under Section 4.55

Environmental Planning and Assessment Act 1979

0310	Section 4.55(1) – corrections	No fee				LR
0311	Section 4.55(1A) – minor modifications	50% of original application fee (maximum fee of \$839.00)				LR
0312	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
0313	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
0314	Section 4.55(2) where the original application was for a dwelling house with an estimated cost of construction of \$100,000 or less	\$238.00	\$247.00	\$0.00	\$247.00	LR
0315	Section 4.55(2) for any other development up to an estimated cost of \$5,000	\$69.00	\$72.00	\$0.00	\$72.00	LR
0316	Section 4.55(2) for any other development up to an estimated cost of \$5,001-\$250,000	\$110.00, plus an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost				LR
0317	Section 4.55(2) for any other development up to an estimated cost of \$250,001-\$500,000	\$652.00, plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000				LR
0318	Section 4.55(2) for any other development up to an estimated cost of \$500,001-\$1,000,000	\$928.00, plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000				LR
0319	Section 4.55(2) for any other development up to an estimated cost of \$1,000,001-\$10,000,000	\$1,285.00, plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000				LR
0320	Section 4.55(2) for any other development up to an estimated cost of more than \$10,000,000	\$6,167.00, plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000				LR
0321	Review of section 4.55(2) modification	50% of original application fee				LR
0322	Section 4.59 public notice for validity of a development consent	\$413.00	\$394.55	\$39.45	\$434.00	RR
0323	Additional fee for modification application if notice of application is required to be given under the Act, section 4.55(2) or 4.56(1)	\$835.00	\$866.00	\$0.00	\$866.00	FC
0324	Additional fee for modification application that is accompanied by statement of qualified designer	\$954.00	\$990.00	\$0.00	\$990.00	LR
0325	Additional fee for modification application that is referred to design review panel for advice	\$3,763.00	\$3,905.00	\$0.00	\$3,905.00	LR
0326	Submitting modification application under the Act, section 4.55(1A) or (2) on the NSW planning portal	\$43.00	\$45.00	\$0.00	\$45.00	LR

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Specialist / Independent External Advice

Any Section 4.55(2) Application

Professional external consultancy services fee for application assessment (e.g. acoustics, fire engineering, geotechnical, flood, bushfire, heritage, ecology, traffic, landscape assessment etc) – peer review, Report and or advice. Where council has to engage the services of an outside consultancy for specialist consultancy advice or peer review, the cost of this service will be forwarded to the party causing the need for the inspection, report, peer review and or advice.

0327	Professional external consultancy services fee for application assessment	As invoiced plus 10% for Council Administration of Consultant Engagement and Contract Management				FC
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Development Applications - Other Services

0328	Lapsed consents	\$0.00	\$400.00	\$0.00	\$400.00	
Confirmation in writing whether or not a consent has lapsed						
0329	Review of documentation submitted to consent conditions	\$0.00	\$400.00	\$0.00	\$400.00	FC
0330	Applications that fee waivers apply	Up to 100% fees				FC
0331	Miscellaneous services - first hour per hour or part thereof after the first hour	\$0.00	\$190.91	\$19.09	\$210.00	FC
0332	Photovoltaic System and or Solar Hot Water	No fee				Z
Applicable for application for installation of a new, replacement or additional system only and not in conjunction with any other proposed works.						

Professional External Consultancy Services Fee – Peer review, Report and / or Advice

Professional external consultancy service fee for application assessment peer review. Fee applications to applications involving a Voluntary Planning Agreement which requires an external peer review of council professional assessment.

0333	Professional external consultancy service fee for application assessment peer review	Cost is 'as invoiced' plus 10% for Council administration and contract management				FC
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Amended Plans

The fee for an assessment of an amendment to a Development, Modification or Review Application prior to its determination.

0334	Minor amendments not requiring substantial reassessment in the opinion of Council	25% of original assessment fee				FC
0335	All other amendments	50% of original assessment fee				FC

Certified Planning Documents – Statutory

0336	Certified copy of document or map clause 262 of Environmental Planning and Assessment Regulation 2021	\$57.00	\$70.00	\$0.00	\$70.00	LR
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DA Pre-Lodgement Application

An additional fee is required for referral to the Burwood Design Review Panel unless the applicant is only seeking urban design advice. Then the Design Review Panel Fee only applies.

0337	Single issue, no meeting. Fee includes 15 minute call and written advice	\$0.00	\$263.64	\$26.36	\$290.00	FC
0338	General research and interpretation advice (per hour)	\$0.00	\$272.73	\$27.27	\$300.00	FC
0339	Pre-complying development certificate advice. Advice as to whether a proposal would constitute a CDC, per proposal	\$0.00	\$363.64	\$36.36	\$400.00	FC
0340	Confirmation in writing that development is exempt	\$0.00	\$272.73	\$27.27	\$300.00	FC
0341	Single dwellings, alterations and additions to heritage items and dual occupancies	\$500.00	\$454.55	\$45.45	\$500.00	FC
0342	Townhouses, residential flat buildings and mixed use developments with an estimated cost of less than \$5,000,000	\$1,200.00	\$1,090.91	\$109.09	\$1,200.00	FC
0343	Townhouses, residential flat buildings and mixed use developments with an estimated cost greater than \$5,000,000 and less than \$15,000,000	\$2,000.00	\$1,818.18	\$181.82	\$2,000.00	FC
0344	Townhouses, residential flat buildings and mixed use developments with an estimated cost greater than \$15,000,000	\$3,000.00	\$2,727.27	\$272.73	\$3,000.00	FC
0345	Commercial development and other development with an estimated cost less than \$5,000,000	\$1,200.00	\$1,090.91	\$109.09	\$1,200.00	FC
0346	Commercial development and other development with an estimated cost greater than \$5,000,000 and less than \$10,000,000	\$2,000.00	\$1,818.18	\$181.82	\$2,000.00	FC
0347	Commercial development and other development with an estimated cost greater than \$10,000,000	\$3,000.00	\$2,727.27	\$272.73	\$3,000.00	FC
0348	Additional meetings or advice			25% of original fee		FC

Specialist / Independent External Advice

DA Pre-Lodgement Applications

For developments such as residential flat buildings, mixed commercial/residential development, boarding houses, commercial developments, where it is necessary for Council to engage external consultants to provide specialist Urban Design, Town Planning, Traffic or similar advice Council will recover such costs.

In this regard an upfront fee will be charged:

0349	DA Pre-Lodgement Applications	\$5,100.00	\$4,636.36	\$463.64	\$5,100.00	FC
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Large Scale or Complex Development Applications

Where Council has to engage external consultants for specialist and expert advice the costs of these services will be covered by the Applicant. These costs will be agreed with applicants as part of pre-lodgement discussions and confirmed in writing between all parties.

0350	Large Scale or Complex Development Applications			At cost plus 10%		FC
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Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Pre-DA Fees - State Significant Development Application (SSDA)

0351	Stage 1 initial scoping meeting prior to Secretary's environmental assessment requirements (SEARs)	\$0.00	\$2,727.27	\$272.73	\$3,000.00	FC
0352	Stage 2 after Secretary's environmental assessment requirements (SEARs) and prior to environmental impact statement (EIS) as part of consultation. Fee does not include referral to Design Review Panel. Fee includes statutory referrals once State significant development application (SSDA) lodged	\$0.00	\$9,090.91	\$909.09	\$10,000.00	FC

Covenant Removals or Amendments

0353	Application	\$148.00 plus \$77.00 per hour or part thereof in excess of 2 hours				FC
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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)

0354	Work value from \$0 to \$100,000	Nil	Z
0355	Work value from \$100,001 to \$200,000	0.50% multiplied by the indexed development cost	RR
0356	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

0357	Work value from \$0 to \$100,000	Nil	Z
0358	Work value from \$100,001 to \$300,000	0.50% multiplied by the indexed development cost	RR
0359	Work value greater than \$300,000	0.25% multiplied by the indexed development cost	RR

Section 7.12 Contributions Plan - Burwood Town Centre

0360	Work value from \$0 to \$250,000	Nil	Z
0361	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

0362	Rate per parking space	\$54,120.00	\$54,120.00	\$0.00	\$54,120.00	FC
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. In the case where the car parking rate yields a whole number and a fraction, the fraction has to be rounded up to the next whole decimal number. E.g 15.5, 15.8 = 16 spaces. 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.						

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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.

0363	Rate per m ² bonus floor space (Burwood and Strathfield Town Centres)	\$1,750.00	\$1,750.00	\$0.00	\$1,750.00	FC
0364	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
0365	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

Preparation of Amendment to Local Environmental Plan

Pre-Planning Proposal Consultation

Mandatory for all applications.

Note: Categories of Planning Proposals are as defined by the DPE Local Environmental Plan Making Guidelines (September 2022).

0366	Basic LEP amendment	\$2,500.00	\$2,750.00	\$0.00	\$2,750.00	FC
0367	Standard LEP amendment	\$5,000.00	\$5,500.00	\$0.00	\$5,500.00	FC
0368	Complex LEP Amendment	\$10,000.00	\$11,000.00	\$0.00	\$11,000.00	FC

Planning Proposals

The planning proposal fee has been divided into a 2 stage fee. Stage 1 is payable upon lodgement of the Planning Proposal and stage 2 will be payable following the conclusion of the exhibition of the Planning Proposal. If the Planning Proposal does not proceed to exhibition, then the stage 2 fee will not be payable.

Stage 1 – Assessment of the Planning Proposal (payable on lodgement of the Planning Proposal)

The stage 1 fee includes the assessment of the Planning Proposal, preparation of a report to the Burwood Local Planning Panel and Council, and where endorsed by Council, the submission to the Department of Planning & Environment for a Gateway Determination. Should a Gateway Determination be issued, additional fees will be payable for notification of the Planning Proposal.

Stage 2 – Review and finalisation of the Planning Proposal (payable following the conclusion of the exhibition of the Planning Proposal)

The stage 2 fee includes the review of submissions, preparation of a post exhibition report to Council and finalisation of the documentation, including mapping.

Stage 1 - Assessment of Planning Proposal

Preparation of a planning report to council with recommendations, and where endorsed by Council, the submission to the Department for a Gateway Determination (including submission of additional information to the Department as a result of conditions relating to the Gateway Determination.

Payable on lodgement of planning proposal.

0370	Basic LEP amendment	\$7,500.00	\$8,250.00	\$0.00	\$8,250.00	FC
0369	Standard LEP amendment	\$42,000.00	\$46,200.00	\$0.00	\$46,200.00	FC

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		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Stage 1 - Assessment of Planning Proposal [continued]

0371	Complex LEP Amendment	\$70,000.00	\$77,000.00	\$0.00	\$77,000.00	FC
0372	Peer review, assessment of reports by external consultant			Full cost recovery plus 10%		FC

Stage 2 - Review and Finalisation

Preparation of the post exhibition report to Council (including review of any submissions) and finalisation of the documentation to the Department of Planning & Environment.

Payable following the conclusion of the exhibition of the planning proposal.

0373	Basic LEP Amendment	\$3,000.00	\$3,300.00	\$0.00	\$3,300.00	FC
0374	Standard LEP Amendment	\$18,000.00	\$19,800.00	\$0.00	\$19,800.00	FC
0375	Complex LEP Amendment	\$30,000.00	\$33,000.00	\$0.00	\$33,000.00	FC
0376	Peer review, assessment of reports by external consultant			Full cost recovery plus 10%		FC

Referral of Planning Proposal to the Design Review Panel

0377	Referral of Planning Proposal to the Burwood Design Review Panel (may include pre-planning proposal consultation)	\$2,500.00	\$4,000.00	\$0.00	\$4,000.00	FC
0378	Re-referral of Planning Proposal to the Burwood Design Review Panel			50% of the original cost		FC

Development Control Plan Preparation or Amendment

Lodged in conjunction with a Planning Proposal or in isolation.

Note: Fee is payable if Planning Proposal is accompanied by an amendment to Burwood DCP or for the preparation of a new section to Burwood DCP

0379	DCP preparation or amendment (minor)	\$4,000.00	\$4,000.00	\$0.00	\$4,000.00	FC
0380	DCP preparation or amendment (complex or precinct based)	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	FC
0381	Preparation of additional studies as required by Council to support the preparation or review of the DCP or peer review of draft DCP			Full cost recovery plus 10%		FC

Exhibition of Planning Proposal

Payable following gateway determination and prior to commencement of exhibition.

0382	Advertisement (where required) - per advertisement	\$3,000.00	\$3,300.00	\$0.00	\$3,300.00	FC
0383	Notification (per property notified)	\$4.00	\$4.50	\$0.00	\$4.50	FC

Public Hearing Associated with a Planning Proposal

0384	Public Hearing			Full cost recovery plus 10%		FC
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Ref	Name	Year 23/24	Year 24/25			Price Code
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Voluntary Planning Agreement (VPA)

Planning Agreement Associated with a Planning Proposal or Development Application

Any costs incurred associated with the VPA will be payable prior to the exhibition of the VPA and prior to the execution of the VPA

0385	Preliminary assessment of planning agreement - simple	\$0.00	\$2,500.00	\$0.00	\$2,500.00	FC
0386	Preliminary assessment of planning agreement - complex	\$0.00	\$10,000.00	\$0.00	\$10,000.00	FC
0387	Planning agreement – negotiation, preparation, exhibition and execution, or deed of variation, or deed of novation including independent assessment of reports and valuations provided as part of negotiations	Full cost recovery plus 10%				FC
Simple – VPA for car parking and bonus development Complex – Negotiated VPA						

Property and Company Search

Associated with a planning proposal and/or development application.

0388	Title search (including administration fee)	\$25.00 or full cost recovery, whichever is the greater				FC
0389	Plan search (including administration fee)	\$25.00 or full cost recovery, whichever is the greater				FC
0390	Company search (including administration fee)	\$25.00 or full cost recovery, whichever is the greater				FC

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

0391	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	As prescribed				LR
0392	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	As prescribed				LR
0393	Administration fee (or as prescribed in the relevant legislation)	As prescribed				LR

Registered Premises Annual Charges

0394	Boarding house 1-10 rooms	\$266.50	\$280.00	\$0.00	\$280.00	FC
0395	Boarding house - 11 to 40 rooms	\$475.00	\$499.00	\$0.00	\$499.00	FC
0396	Boarding house greater than 40 rooms	\$0.00	\$818.18	\$81.82	\$900.00	PC
0397	Food shop category 1 – school canteens, childcare centres and the like	\$307.00	\$390.00	\$0.00	\$390.00	FC

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Registered Premises Annual Charges [continued]

0398	Food shop category 2 – convenience stores, service stations and the like	\$658.00	\$691.00	\$0.00	\$691.00	FC
0399	Food shop category 3 – restaurants, take aways and cafés up to 5 employees	\$1,060.00	\$1,115.00	\$0.00	\$1,115.00	FC
0400	Food shop category 4 – restaurants, take aways and cafés 5 to 50 employees	\$1,595.00	\$1,675.00	\$0.00	\$1,675.00	FC
0401	Food shop category 5 – supermarkets, clubs and the like with more than 51 employees	\$4,695.00	\$4,930.00	\$0.00	\$4,930.00	FC
0402	Home based commercial food activity (includes family day care)	\$216.00	\$227.00	\$0.00	\$227.00	FC
0403	Beauty salon	\$225.00	\$236.50	\$0.00	\$236.50	FC
0404	Hairdresser	\$208.00	\$218.50	\$0.00	\$218.50	FC
0405	Skin penetration premises	\$480.00	\$504.00	\$0.00	\$504.00	FC
0406	Mobile vendors	\$196.00	\$206.00	\$0.00	\$206.00	FC
0407	Cooling towers	\$522.00	\$549.00	\$0.00	\$549.00	FC
0408	Restricted premises	\$728.00	\$765.00	\$0.00	\$765.00	FC

Additional Inspections

Per Inspection

0409	Boarding house – 1 to 10 rooms	\$0.00	\$200.00	\$0.00	\$200.00	PC
0410	Boarding house – 11 to 40 rooms	\$0.00	\$400.00	\$0.00	\$400.00	PC
0411	Boarding house greater than 40 rooms	\$0.00	\$700.00	\$0.00	\$700.00	PC
0412	Food shop – other (convenience stores and the like)	\$208.00	\$218.50	\$0.00	\$218.50	FC
0413	Food shop – restaurants, take aways and cafés	\$295.50	\$311.00	\$0.00	\$311.00	FC
0414	Food shop – pre occupation inspection	\$208.50	\$219.00	\$0.00	\$219.00	FC
0415	Public pools and spas	\$213.00	\$224.00	\$0.00	\$224.00	FC
0416	Skin penetration premises	\$225.00	\$236.50	\$0.00	\$236.50	FC
0417	Cooling towers	\$261.00	\$274.50	\$0.00	\$274.50	FC
0418	Restricted premises	\$468.00	\$492.00	\$0.00	\$492.00	FC
0419	Reinspection for any category not listed	\$178.00	\$187.00	\$0.00	\$187.00	FC
0420	Certificate of registration (where not included in registration fee)	\$96.00	\$101.00	\$0.00	\$101.00	FC

Audits

0421	Environmental audit (for the first two hours including admin work)	\$160.00	\$400.00	\$0.00	\$400.00	FC
0422	Environmental audit (for every hour thereafter)	\$80.00	\$80.00	\$0.00	\$80.00	FC

Ref	Name	Year 23/24	Year 24/25			Price Code
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Events and Park Hire

General Conditions for Event Permits and Park Hire

LGA Business

A business that has a shopfront or primary operating area that is based within the Burwood Council local government boundary.

Commercial Event

A public commercial business or entity where the aim is to make a profit, sell or promote a particular product or service.

Private Event

A closed invitation only event run by an individual or group e.g. birthday party, function, celebratory occasion.

Not For Profit (NFP) / Community Event

An event that provides services, activities or information to the community, not operating to make a profit and be registered with the ATO as a NFP.

There is no charge for State or Federal agencies or Local Members of Parliament to utilise Council's facilities and parks for the purpose of community engagement activities that relate directly to the Burwood community (subject to Council approval).

Site sizing

A site size is set as 4m x 6m. If a stall requires more space it is charged at \$50 per 1 metre squared.

Each event application will be assessed by Burwood Council to determine which category the event falls within.

Fees and charges related to events are available in the section titled Parks Hire - Events (refer to table of contents).

Cancellation Fees

0423	Cancellation prior to 1 month before event	100% of fees refundable	FC
0424	Cancellation between 2 weeks and 1 month of event	75% of fees refundable	FC
0425	Cancellation less than 2 weeks of event	50% of fees refundable	FC

Woodstock Market Event in Partnership with Council (<5,000 attendance)

0426	New markets - fee to process all new applications	\$105.00	\$110.00	\$0.00	\$110.00	PC
0427	Administration Fee per market event	\$80.00	\$84.00	\$0.00	\$84.00	PC
0428	Woodstock Park only, up to 8 hours including bump in and bump out	\$105.00	\$100.00	\$10.00	\$110.00	PC
0429	Each additional hour thereafter	\$20.00	\$19.09	\$1.91	\$21.00	PC
0430	Woodstock Park and hire of one venue (Woodstock or Fitzroy Hall) up to 8 hours	\$205.00	\$196.36	\$19.64	\$216.00	PC
0431	Each additional hour thereafter	\$52.00	\$50.00	\$5.00	\$55.00	PC
0432	Hire of second venue (Woodstock or Fitzroy Hall) up to 8 hours	\$124.00	\$119.09	\$11.91	\$131.00	PC
0433	Each additional hour thereafter	\$26.00	\$25.45	\$2.55	\$28.00	PC
0434	Cleaning	\$105.00	\$100.00	\$10.00	\$110.00	PC

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Woodstock Market Event in Partnership with Council (<5,000 attendance) [continued]

0435	Garbage bin 1 x 240 litre bin per food / beverage stall	\$55.00	\$52.73	\$5.27	\$58.00	PC
0436	Bond for first venue and/or park usage	\$500.00	\$500.00	\$0.00	\$500.00	BD
0437	Bond for second venue	\$300.00	\$315.00	\$0.00	\$315.00	PC

Food Truck Event

Site Fee

0438	1-10 Food Truck/Stalls/Structures per event	\$0.00	\$863.64	\$86.36	\$950.00	MP
0439	Per additional Food Truck/Stalls/Structures	\$0.00	\$72.73	\$7.27	\$80.00	MP
0440	Administration fee	\$0.00	\$76.36	\$7.64	\$84.00	MP
0441	Garbage or Recycling bin 1 x 240 litre per 100 people	\$55.00	\$52.73	\$5.27	\$58.00	FC

Partnered Events

0442	1-10 Food Truck/Stalls/Structures per event	\$300.00	\$315.00	\$0.00	\$315.00	PC
0443	Per additional Food Truck/Stalls/Structures	\$25.00	\$27.00	\$0.00	\$27.00	PC
0444	Administration fee	\$80.00	\$76.36	\$7.64	\$84.00	PC

Park and Event Services

0445	Additional 240L garbage bin required for each additional 100 people above 100 people	\$55.00	\$52.73	\$5.27	\$58.00	FC
0446	Emergency Cleaning fee	\$330.00 or cost recovery (whichever is greater) Min. Fee incl. GST: \$330.00				FC
0447	Use of electricity per day (casual basis available only) – not available at every park	\$125.00	\$120.00	\$12.00	\$132.00	FC
0448	Electrical tagging and testing - per item	\$15.40	\$14.55	\$1.45	\$16.00	FC
0449	One attending event / ground staff (Monday to Friday after 6pm) per hour	\$48.00	\$46.36	\$4.64	\$51.00	FC
0450	One attending event / ground staff (Saturday) per hour	\$50.00	\$50.00	\$5.00	\$55.00	FC
0451	One attending event / ground staff (Sunday and public holiday) per hour	\$60.00	\$58.18	\$5.82	\$64.00	FC
0452	Staff call out fee - per staff member per day	\$403.00	\$385.45	\$38.55	\$424.00	FC

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Facilities Hire and Use

General Conditions of Facilities Hire

Note 1

The conditions of hire for venues document is available from Council's Community Facilities and Parks Booking Officer. Public liability insurance to the value of \$20,000,000 is required at the time of application for regular hirers, Council's insurance covers one off bookings if required.

Council's policy is No 16th, 18th or 21st birthdays allowed at the Woodstock Community Centre due to building under heritage order. It is a Council requirement that a security guard be booked for all 16th, 18th and 21st birthday party functions.

Note 2

Category 1 is defined as commercial, business, government agencies and private hire 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, seniors, emergency services, local political groups 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 proof of student status such as a student identification card and be 18 years or under. Seniors must provide a copy of their current pensioner concession card.

There is no charge for State or Federal agencies or Local Members of Parliament to utilise Council's facilities and parks for the purpose of community engagement activities that relate directly to the Burwood community (subject to Council approval).

Note 3

Venue and park hire rates for seasonal bookings and community groups 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 weekend rates.

Note 7

Function hire rate applies to private parties, birthdays, weddings, christenings, engagements, receptions and dinner dances.

Administration of Facilities Hire

Bonds and Security Deposit

0453	Access card or key bond	\$50.00	\$50.00	\$0.00	\$50.00	BD
0454	Audio visual equipment bond	\$200.00	\$200.00	\$0.00	\$200.00	BD
0455	Cancellation 3 – 7 days prior to booking	50% of hire fee				BD

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Bonds and Security Deposit [continued]

0456	Cancellation less than 48 hours' notice				100% of hire fee	BD
0457	Student Bond - The hub (8am - 6pm)	\$0.00	\$50.00	\$0.00	\$50.00	BD
0458	Venue bond - commercial, private function (no alcohol)	\$500.00	\$500.00	\$0.00	\$500.00	BD
0459	Venue bond - commercial, private function (with alcohol)	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	BD
0460	Venue bond – community groups, not for profit and seniors except when holding a function	\$300.00	\$300.00	\$0.00	\$300.00	BD

Venue Co-ordination

0461	Emergency audio visual support person – per hour	\$100.00	\$95.45	\$9.55	\$105.00	PC
0462	Charges for false fire alarms	\$1,800.00	\$1,890.00	\$0.00	\$1,890.00	FC
The <i>Fire Brigades ACT 1989</i> , 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.						
0463	Non-compliance with terms and conditions or breach of application agreement				25% deducted from bond per breach	PC
0464	Room setup and pack up – per hour (minimum 2 hours) Mon – Fri	\$90.00	\$86.36	\$8.64	\$95.00	PC
0465	Replacement cost of access card / key	\$50.00	\$47.27	\$4.73	\$52.00	FC

Community Hub

Category 1: Meeting rooms 1, 2, 3, 4 and Training Room

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 1 room)

0466	Monday to Friday - per hour (minimum 1 hour)	\$38.00	\$36.36	\$3.64	\$40.00	PC
0467	Saturday and Sunday - per hour (minimum 2 hours)	\$40.00	\$38.18	\$3.82	\$42.00	PC

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 2 rooms)

0468	Monday to Friday - per hour (minimum 1 hour)	\$68.00	\$65.45	\$6.55	\$72.00	PC
0469	Saturday and Sunday - per hour (minimum 2 hours)	\$70.00	\$67.27	\$6.73	\$74.00	PC

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 3 rooms)

0470	Monday to Friday - per hour (minimum 1 hour)	\$89.00	\$83.64	\$8.36	\$92.00	PC
0471	Saturday and Sunday - per hour (minimum 2 hours)	\$95.00	\$90.91	\$9.09	\$100.00	PC

Category 2: Meeting rooms 1, 2, 3, 4 and Training Room 50% of Category 1 fee

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 1 room)

0472	Monday to Friday - per hour (minimum 1 hour)	\$20.00	\$19.09	\$1.91	\$21.00	PC
0473	Saturday and Sunday - per hour (minimum 2 hours)	\$22.00	\$21.82	\$2.18	\$24.00	PC

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 2 rooms)

0474	Monday to Friday - per hour (minimum 1 hour)	\$35.00	\$33.64	\$3.36	\$37.00	PC
0475	Saturday and Sunday - per hour (minimum 2 hours)	\$37.00	\$35.45	\$3.55	\$39.00	PC

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Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 3 rooms)

0476	Monday to Friday - per hour (minimum 1 hour)	\$45.00	\$43.64	\$4.36	\$48.00	PC
0477	Saturday and Sunday - per hour (minimum 2 hours)	\$48.00	\$46.36	\$4.64	\$51.00	PC

Category 3: Meeting rooms 1, 2, 3, 4 and Training Room 25% of Category 1 fee

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 1 room)

0478	Monday to Friday - per hour (minimum 1 hour)	\$11.00	\$10.91	\$1.09	\$12.00	PC
0479	Saturday and Sunday - per hour (minimum 2 hours)	\$12.00	\$11.82	\$1.18	\$13.00	PC

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 2 rooms)

0480	Monday to Friday - per hour (minimum 1 hour)	\$18.00	\$17.27	\$1.73	\$19.00	PC
0481	Saturday and Sunday - per hour (minimum 2 hours)	\$20.00	\$19.09	\$1.91	\$21.00	PC

Meeting rooms 1, 2, 3, 4 and Training Room (bookings of 3 rooms)

0482	Monday to Friday - per hour (minimum 1 hour)	\$23.00	\$22.73	\$2.27	\$25.00	PC
0483	Saturday and Sunday - per hour (minimum 2 hours)	\$26.00	\$25.45	\$2.55	\$28.00	PC

Conference Room

Category 1: Conference Room

0484	Monday to Friday - per hour (minimum 1 hour)	\$70.00	\$67.27	\$6.73	\$74.00	PC
0485	Saturday and Sunday - per hour (minimum 2 hours)	\$75.00	\$71.82	\$7.18	\$79.00	PC

Category 2: Conference Room 50% of Category 1 fee

0486	Monday to Friday - per hour (minimum 1 hour)	\$35.00	\$33.64	\$3.36	\$37.00	PC
0487	Saturday and Sunday - per hour (minimum 2 hours)	\$37.00	\$35.45	\$3.55	\$39.00	PC

Category 3: Conference Room 25% of Category 1 fee

0488	Monday to Friday - per hour (minimum 1 hour)	\$18.00	\$17.27	\$1.73	\$19.00	PC
0489	Saturday and Sunday - per hour (minimum 2 hours)	\$19.00	\$18.18	\$1.82	\$20.00	PC

Learning Labs / Media Rooms

Category 1: Learning Labs 1, 2 and 3 / Studios 1 and 2

0490	Monday to Friday - per hour (minimum 1 hour)	\$28.00	\$27.27	\$2.73	\$30.00	PC
0491	Saturday and Sunday - per hour (minimum 2 hours)	\$32.00	\$30.91	\$3.09	\$34.00	PC

Category 2: Learning Labs / Studios 1 and 2 50% of Category 1 fee

0492	Monday to Friday - per hour (minimum 1 hour)	\$14.00	\$13.64	\$1.36	\$15.00	PC
0493	Saturday and Sunday - per hour (minimum 2 hours)	\$16.00	\$15.45	\$1.55	\$17.00	PC

Category 3: Learning Labs / Studios 1 and 2 25% of Category 1 fee

0494	Monday to Friday - per hour (minimum 1 hour)	\$7.00	\$7.27	\$0.73	\$8.00	PC
0495	Saturday and Sunday - per hour (minimum 2 hours)	\$8.00	\$8.18	\$0.82	\$9.00	PC

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Fitzroy Centre

Category 1: Fitzroy Centre

0496	Monday to Friday – per hour (minimum 1 hour)	\$60.00	\$58.18	\$5.82	\$64.00	PC
0497	Saturday and Sunday – per hour (minimum 2 hours)	\$70.00	\$67.27	\$6.73	\$74.00	PC

Category 2: Fitzroy Centre 50% of Category 1 fee

0498	Monday to Friday – per hour (minimum 1 hour)	\$30.00	\$29.09	\$2.91	\$32.00	PC
0499	Saturday and Sunday – per hour (minimum 2 hours 12:00 pm – midnight)	\$35.00	\$33.64	\$3.36	\$37.00	PC

Category 3: Fitzroy Centre 25% of Category 1 fee

0500	Monday to Friday – per hour (minimum 1 hour)	\$15.00	\$14.55	\$1.45	\$16.00	PC
0501	Saturday and Sunday – per hour (minimum 2 hours 12:00 pm – midnight)	\$17.00	\$16.36	\$1.64	\$18.00	PC

Fitzroy Centre - Function Hire

0502	Hourly rate - minimum 4 hours including preparation time	\$120.00	\$114.55	\$11.45	\$126.00	PC
0503	Cleaning	\$65.00	\$61.82	\$6.18	\$68.00	PC

George Street Centre

Category 1: George Street Centre

0504	Monday to Friday – per hour (minimum 1 hour)	\$34.00	\$32.73	\$3.27	\$36.00	PC
0505	Saturday and Sunday – per hour (minimum 2 hours)	\$40.00	\$38.18	\$3.82	\$42.00	PC

Category 2: George Street 50% of Category 1 fee Centre

0506	Monday to Friday – per hour (minimum 1 hour)	\$17.00	\$16.36	\$1.64	\$18.00	PC
0507	Saturday and Sunday – per hour (minimum 2 hours)	\$20.00	\$19.09	\$1.91	\$21.00	PC

Category 3: George Street Centre 25% of Category 1 fee

0508	Monday to Friday – per hour (minimum 1 hour)	\$8.50	\$8.18	\$0.82	\$9.00	PC
0509	Saturday and Sunday – per hour (minimum 2 hours)	\$10.00	\$10.00	\$1.00	\$11.00	PC

George Street Centre Storage

0510	Monthly cupboard fee	\$20.00	\$19.09	\$1.91	\$21.00	PC
0511	Annual cupboard fee	\$200.00	\$190.91	\$19.09	\$210.00	PC

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Woodstock Centre

Lipscomb Room

Category 1: Lipscomb Room, Hire of Kitchen Only

Note: Not applicable if another room hired.

0512	Monday to Friday – per hour (minimum 1 hour)	\$22.00	\$21.82	\$2.18	\$24.00	PC
0513	Saturday and Sunday – per hour (minimum 2 hours)	\$26.00	\$25.45	\$2.55	\$28.00	PC

Category 2: Lipscomb Room, Hire of Kitchen Only 50% of Category 1 fee

Note: Not applicable if another room hired.

0514	Monday to Friday – per hour (minimum 1 hour)	\$11.00	\$10.91	\$1.09	\$12.00	PC
0515	Saturday and Sunday – per hour (minimum 2 hours)	\$13.00	\$11.82	\$1.18	\$13.00	PC

Category 3: Lipscomb Room, Hire of Kitchen Only 25% of Category 1 fee

Note: Not applicable if another room hired.

0516	Monday to Friday – per hour (minimum 1 hour)	\$6.00	\$6.36	\$0.64	\$7.00	PC
0517	Saturday and Sunday – per hour (minimum 2 hours)	\$7.00	\$7.27	\$0.73	\$8.00	PC

Renwick, Scholes, Keep, Cardew and Hardie

Category 1: Renwick, Scholes, Keep, Cardew and Hardie

0518	Monday to Friday – per hour (minimum 1 hour)	\$34.00	\$32.73	\$3.27	\$36.00	PC
0519	Saturday and Sunday – per hour (minimum 2 hours)	\$36.00	\$34.55	\$3.45	\$38.00	PC

Category 2: Renwick, Scholes, Keep Cardew and Hardie 50% of Category 1 fee

0520	Monday to Friday – per hour (minimum 1 hour)	\$17.00	\$16.36	\$1.64	\$18.00	PC
0521	Saturday and Sunday – per hour (minimum 2 hours)	\$18.00	\$17.27	\$1.73	\$19.00	PC

Category 3: Renwick, Scholes, Keep, Cardew and Hardie 25% of Category 1 fee

0522	Monday to Friday – per hour (minimum 1 hour)	\$8.50	\$8.18	\$0.82	\$9.00	PC
0523	Saturday and Sunday – per hour (minimum 2 hours)	\$9.00	\$9.09	\$0.91	\$10.00	PC

Jackett Room or Penfold Ballroom

Category 1: Jackett Room or Penfold Ballroom

0524	Monday to Friday – per hour (minimum 1 hour)	\$58.00	\$55.45	\$5.55	\$61.00	PC
0525	Saturday and Sunday – per hour (minimum 2 hours)	\$68.00	\$65.45	\$6.55	\$72.00	PC

Category 2: Jackett Room or Penfold Ballroom 50% of Category 1 fee

0526	Monday to Friday – per hour (minimum 1 hour)	\$29.00	\$27.27	\$2.73	\$30.00	PC
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Draft 2024-25 Fees and Charges - Public Exhibition

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Category 2: Jackett Room or Penfold Ballroom 50% of Category 1 fee [continued]

0527	Saturday and Sunday – per hour (minimum 2 hours)	\$34.00	\$32.73	\$3.27	\$36.00	PC
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Category 3: Jackett Room or Penfold Ballroom 25% of Category 1 fee

0528	Monday to Friday – per hour (minimum 1 hour)	\$14.50	\$14.55	\$1.45	\$16.00	PC
0529	Saturday and Sunday – per hour (minimum 2 hours)	\$17.00	\$16.36	\$1.64	\$18.00	PC

Woodstock Centre Function Hire (Whole Building)

0530	Hourly rate - minimum 4 hours including preparation time	\$105.00	\$118.18	\$11.82	\$130.00	PC
0531	Each additional hour thereafter	\$0.00	\$100.00	\$10.00	\$110.00	PC
0532	Cleaning fee	\$65.00	\$62.27	\$6.23	\$68.50	PC

Woodstock Centre Storage

0533	Monthly locker fee	\$20.00	\$19.09	\$1.91	\$21.00	PC
0534	Annual locker fee	\$200.00	\$190.91	\$19.09	\$210.00	PC

Major Community Development Events and Programs

Complimentary use for community groups and not for profit organisations on the day/week of the event

0535	Awareness and/or celebration program participation / International Women's Day - March				No fee	Z
0536	Awareness and/or celebration program participation / Harmony Day - March				No fee	Z
0537	Awareness and/or celebration program participation / Seniors Festival - March				No fee	Z
0538	Awareness and/or celebration program participation / Youth Week - April				No fee	Z
0539	Awareness and/or celebration program participation / NAIDOC Week - July				No fee	Z
0540	Awareness and/or celebration program participation / International Day of Persons with Disabilities - December				No fee	Z

Banner Pole Advertising

Burwood Road

34 banners

0541	Per banner / per fortnight	\$52.50	\$55.50	\$0.00	\$55.50	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.

0542	Per banner / per fortnight	\$42.00	\$44.50	\$0.00	\$44.50	FC
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Other Fees

0543	Installation and dismantle per banner	\$63.00	\$66.50	\$0.00	\$66.50	FC
0544	Wash and pack per banner (if service provided by Council)	\$15.80	\$16.60	\$0.00	\$16.60	FC

Filming

Fee for Filming

Application Fee

0545	Application fee – ultra-low impact less than 10 crew, 1 camera, sound, 1 light, no vehicles	No fee				Z
0546	Application fee – low impact 11-25 crew, minimal vehicles, minimal equipment/lighting, small unit base	\$210.00	\$220.50	\$0.00	\$220.50	PC
0547	Application fee – medium impact 26-50 no more than 10 trucks, some equipment, unit base	\$410.00	\$431.00	\$0.00	\$431.00	PC
0548	Application fee – high impact more than 50 crew, more than 10 trucks, significant construction, extensive equipment, large unit base	\$680.00	\$714.00	\$0.00	\$714.00	PC
0549	Application fee – council approval for parking when filming on private property such as unit base plans or parking plans.	\$180.00	\$189.00	\$0.00	\$189.00	PC
0550	Major revisions to a filming application	75% of original application fee				FC

Filming Over Three Days

0551	Standard low impact filming per day	\$142.00	\$149.50	\$0.00	\$149.50	PC
0552	Standard medium impact per day	\$280.00	\$294.00	\$0.00	\$294.00	PC
0553	Standard high impact filming per day	\$445.00	\$468.00	\$0.00	\$468.00	PC

Traffic Management Plan of Filming

0554	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
0555	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
0556	Administration of traffic management plan high impact road closures, police consultation, RMS consultation	Refer to traffic management				PC

Road Closures for Filming

0557	Advertising for temporary road closures	Refer to traffic management				PC
0558	Lanes (per day)	Refer to traffic management				PC
0559	Whole road (per day)	Refer to traffic management				PC

Other Fees of Filming

0560	Access fee	\$330.00	\$347.00	\$0.00	\$347.00	PC
0561	Cleaning fee (per hour)	\$100.00	\$105.00	\$0.00	\$105.00	PC

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Other Fees of Filming [continued]

0562	Location research / site inspections / supervisor (per hour)	\$72.00	\$76.00	\$0.00	\$76.00	PC
0563	Power access (per hour)	\$72.00	\$76.00	\$0.00	\$76.00	PC
0564	Security fee (minimum 4 hours) (per hour)	\$96.00	\$101.00	\$0.00	\$101.00	PC
0565	Site preparation (per hour)	\$72.00	\$76.00	\$0.00	\$76.00	PC
0566	Site remediation	To be determined by location and activities				PC
0567	Temporary structure – (installation of marquee, table and chairs in parks, signage, barriers, cabling, traffic controller) - per day per structure	\$940.00	\$987.00	\$0.00	\$987.00	PC

Still Photography

0568	Standard high impact filming per day (all inclusive per application)	\$260.00	\$273.00	\$0.00	\$273.00	PC
0569	Standard low impact per day (all inclusive per application)	\$135.00	\$142.00	\$0.00	\$142.00	PC
0570	Standard medium impact per day (all inclusive per application)	\$190.00	\$199.50	\$0.00	\$199.50	PC
0571	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

0572	Graffiti removal materials	Cost plus 15%				FC
0573	Hourly charge resident contribution for a 1 man crew, vehicle and high pressure cleaner	\$92.50	\$88.64	\$8.86	\$97.50	FC

Library

Library Service Charges

Membership

0574	Burwood Book Club annual membership fee	\$10.40	\$11.00	\$0.00	\$11.00	RR
0575	Membership card replacement	\$5.80	\$6.00	\$0.00	\$6.00	RR

Reserved Items - Miscellaneous

0576	Inter-library loans**	\$5.00 plus costs				RR
If additional charges by Library borrowed from, costs are passed onto borrower.						
0577	Reserved items	\$0.00	\$0.00	\$0.00	\$0.00	Z

Printing and Photocopying Charges

per copy

0578	Photocopying and printing charges – black/white A3	\$0.20	\$0.36	\$0.04	\$0.40	RR
0579	Photocopying and printing charges – black/white A4	\$0.10	\$0.18	\$0.02	\$0.20	RR
0580	Photocopying and printing charges – colour A3	\$1.60	\$1.82	\$0.18	\$2.00	RR
0581	Photocopying and printing charges – colour A4	\$0.70	\$0.91	\$0.09	\$1.00	RR

Draft 2024-25 Fees and Charges - Public Exhibition

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		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Item Sale

0582	Per cotton bag			Market price plus 20%		RR
0583	Per poly bag			Market price plus 20%		RR
0584	Postcards			Market price plus 20%		RR
0585	USB flash drive			Market price plus 20%		RR
0586	Burwood history books			At cost		

Library Programs

0587	Burwood town centre walking tour (bookings required) - per tour	\$0.00	\$181.82	\$18.18	\$200.00	FC
0588	Special children's activities – per person				At cost	PC
0589	Special adult's activities – per person				At cost	PC
0590	Training sessions – per hour				At cost	PC
0591	Training booklet				At cost	PC
0592	Special programs				At cost	PC

Materials Replacement Costs

0593	Toy library bag	\$2.40	\$2.60	\$0.00	\$2.60	RR
0594	CD cases/DVD cases (damaged or lost)	\$2.40	\$2.60	\$0.00	\$2.60	RR
0595	Library items (damaged or lost)				Cost of item plus \$16.00 processing	RR
Donated paperbacks replaced by similar item at discretion of Coordinator.						
0596	Library items (replacement of barcode label or tag on library items)	\$2.40	\$2.60	\$0.00	\$2.60	RR

Local History Research

0597	Research			First hour free then \$50.00/hour		RR
0598	Research – commercial			First hour free then \$100.00/hour		RR

Parking Management

Paid Parking

0599	On street parking		\$4.70 per hour up to a maximum of \$30.00 per day; parking in nominated areas only			RR
Monday - Saturday 9:00 am - 7:00 pm or as per sign posted parking restrictions						
0600	Off-street car parks - up to 7:00 pm		\$4.70 per hour up to a maximum of \$30.00 per day			RR
Monday - Sunday 9:00 am - 7:00 pm or as per sign posted parking restrictions						
0601	Off-street car parks - after 7:00 pm			\$3.00 per hour		RR
Monday - Sunday 7:00 pm - 10:00 pm or as per sign posted parking restrictions						
0602	Off-street car parks - early bird parking		\$11.00 per day; early bird designated parking spaces only			RR

Ref	Name	Year 23/24	Year 24/25			Price Code
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On-Street Parking Permit

For properties which have been identified as part of a Permit Parking Scheme area. Parking permits is subject to eligibility criteria.

Burwood LGA Zone

0603	Commuter parking permit	\$68.00	\$71.50	\$0.00	\$71.50	RR
0604	Parking scheme – business permit	\$270.00	\$283.50	\$0.00	\$283.50	RR
0605	Parking scheme – resident permit				No fee	Z
0606	Parking scheme – visitor permit – pensioner or mobility permit holders concession				No fee	Z
0607	Parking scheme – visitors permit (first permit)				No fee	Z
0608	Parking scheme – visitors permit (second and subsequent permits) each (free for pensioners)	\$73.00	\$77.00	\$0.00	\$77.00	RR

Parks Hire

General conditions of hire are available in the section titled Facilities Hire and Use - General Conditions of Facilities Hire (refer to table of contents).

Park Facilities

Burwood Park

Burwood Park Community Centre

Category 1: Burwood Park Community Centre

0609	Monday to Friday - per hour (minimum 1 hour)	\$58.00	\$55.45	\$5.55	\$61.00	PC
0610	Saturday and Sunday - per hour (minimum 2 hours)	\$68.00	\$64.55	\$6.45	\$71.00	PC

Category 2: Burwood Park Community Centre 50% of Category 1 fee

0611	Monday to Friday - per hour (minimum 1 hour)	\$29.00	\$27.27	\$2.73	\$30.00	PC
0612	Saturday and Sunday - per hour (minimum 2 hours)	\$34.00	\$32.73	\$3.27	\$36.00	PC

Category 3: Burwood Park Community Centre 25% of Category 1 fee

0613	Monday to Friday - per hour (minimum 1 hour)	\$14.50	\$14.55	\$1.45	\$16.00	PC
0614	Saturday and Sunday - per hour (minimum 2 hours)	\$17.00	\$16.36	\$1.64	\$18.00	PC

Burwood Park Community Centre - Function Hire

0615	Hourly rate - minimum 4 hours including preparation time	\$125.00	\$118.18	\$11.82	\$130.00	PC
0616	Cleaning Fee	\$65.00	\$61.82	\$6.18	\$68.00	PC

Burwood Park Community Centre Storage

0617	Single cupboard - per month	\$20.00	\$19.09	\$1.91	\$21.00	PC
0618	Double cupboard – per month	\$40.00	\$38.18	\$3.82	\$42.00	PC
0619	Large cupboard - per month	\$75.00	\$71.82	\$7.18	\$79.00	PC

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Burwood Park Pavilion

Category 1: Burwood Park Pavilion

0620	Hourly rate	\$25.00	\$23.64	\$2.36	\$26.00	PC
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Category 2: Burwood Park Pavilion

0621	Hourly rate	\$12.00	\$11.82	\$1.18	\$13.00	PC
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Category 3: Burwood Park Pavilion

0622	Hourly rate	\$7.00	\$7.27	\$0.73	\$8.00	PC
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Henley Park

Henley Park Community Room

Category 1: Henley Community Room

0623	Monday to Friday – per hour	\$30.00	\$28.18	\$2.82	\$31.00	PC
0624	Saturday and Sunday – per hour (minimum 2 hours)	\$32.00	\$30.91	\$3.09	\$34.00	PC

Category 2: Henley Community Room 50% of Category 1 fee

0625	Monday to Friday – per hour	\$15.00	\$14.55	\$1.45	\$16.00	PC
0626	Saturday and Sunday – per hour (minimum 2 hours)	\$16.00	\$15.45	\$1.55	\$17.00	PC

Category 3: Henley Community Room 25% of Category 1 fee

0627	Monday to Friday – per hour	\$7.50	\$7.27	\$0.73	\$8.00	PC
0628	Saturday and Sunday – per hour (minimum 2 hours)	\$8.00	\$8.18	\$0.82	\$9.00	PC

Seasonal Henley Park Community Room

0629	Seasonal rate for local sporting groups - 22 weeks, weekend only - per day	\$1,400.00	\$1,336.36	\$133.64	\$1,470.00	PC
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Henley Park Commercial Kitchen

Category 1: Henley Park Commercial Kitchen

0630	Per hour (minimum 2 hours)	\$56.00	\$53.64	\$5.36	\$59.00	PC
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Category 2: Henley Park Commercial Kitchen 50% of Category 1 fee

0631	Per hour (minimum 2 hours)	\$28.00	\$26.36	\$2.64	\$29.00	PC
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Category 3: Henley Park Commercial Kitchen 25% of Category 1 fee

0632	Per hour (minimum 2 hours)	\$14.00	\$13.64	\$1.36	\$15.00	PC
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Seasonal Henley Park Commercial Kitchen

0633	Seasonal (\$70.45 per week)	\$1,550.00	\$1,481.82	\$148.18	\$1,630.00	PC
0634	Cleaning fee end of season				Market value	PC

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Storage

0635	Office space plus storage room (per annum)	\$650.00	\$620.91	\$62.09	\$683.00	MP
0636	Large cupboard - per month	\$50.00	\$47.27	\$4.73	\$52.00	PC

Blair Park

Blair Park Commercial Kitchen

Category 1: Blair Park Commercial Kitchen

0637	Per hour (minimum 2 hours)	\$56.00	\$53.64	\$5.36	\$59.00	PC
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Category 2: Blair Park Commercial Kitchen 50% of Category 1 fee

0638	Per hour (minimum 2 hours)	\$28.00	\$27.27	\$2.73	\$30.00	PC
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Category 3: Blair Park Commercial Kitchen 25% of Category 1 fee

0639	Per hour (minimum 2 hours)	\$14.00	\$13.64	\$1.36	\$15.00	PC
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Seasonal Blair Park Commercial Kitchen

0640	Seasonal (\$70.45 per week)	\$1,550.00	\$1,481.82	\$148.18	\$1,630.00	PC
0641	Annual (hirers agreement)	\$2,200.00	\$2,100.00	\$210.00	\$2,310.00	PC
0642	Cleaning fee end of season				Market value	PC

Blair Park Storage

0643	Office space plus storage room (per annum)	\$650.00	\$620.91	\$62.09	\$683.00	PC
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Sports Fields

Sports Fields Preseason Hire

Preseason 8 weeks - for seasonal hirers only - line marking included when seasonal booking combined.

0644	Preseason games – per field, per day, per preseason (6 weeks)	\$458.00	\$437.27	\$43.73	\$481.00	PC
	\$57.25 per week					
0645	Preseason night training minis and futsal - per field, per day, per preseason	\$227.00	\$216.36	\$21.64	\$238.00	PC
	\$28.38 per week					
0646	Preseason night training all fields without floodlights - per field, per day, per preseason	\$230.00	\$219.09	\$21.91	\$241.00	PC
	\$28.75 per week					
0647	Preseason night training minis and futsal with floodlights - per field, per day, per preseason	\$330.00	\$315.45	\$31.55	\$347.00	PC
	\$41.25 per week					
0648	Preseason night training with floodlights (Henley 1,2,3,4 and Blair) - per field, per day, per preseason	\$588.00	\$561.82	\$56.18	\$618.00	PC
	\$73.50 per week					
0649	Preseason line marking when not combined with seasonal booking - per field	\$200.00	\$190.91	\$19.09	\$210.00	PC

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Sports Fields Off Season Hirers Agreement

0650	Off season training programs Monday - Friday (max 4 hours) - without lighting - per hour, per field, per night	\$10.00	\$10.00	\$1.00	\$11.00	PC
0651	Off season training programs - Saturday - Sunday (max 4 hours) per hour, per field, per day	\$10.00	\$10.91	\$1.09	\$12.00	PC
0652	Floodlights (per field, per hour)	\$0.00	\$4.55	\$0.45	\$5.00	PC
0653	Community participation program - program approved by Manager Community and Culture				No fee	Z

Sports Fields Additional Services - Hirers Agreement

0654	240L recycling bin - canteen/stock disposal	\$55.00	\$52.73	\$5.27	\$58.00	PC
0655	Off season line marking	\$200.00	\$190.91	\$19.09	\$210.00	PC
0656	Erection of goal posts outside of seasonal use	\$100.00	\$95.45	\$9.55	\$105.00	PC

Synthetic Cricket Wicket - Burwood Park, Flockhart Park and Henley Park Cricket Fields

Lighting not available on all fields.

Seasonal Cricket

22 weeks per season

0657	Seasonal training, no lighting available - per field per season (max 4 hours)	\$637.00	\$595.45	\$59.55	\$655.00	PC
\$28.95 per week						
0658	Seasonal (Saturday or Sunday) - per field per season (max 8 hours per field, per day)	\$1,520.00	\$1,454.55	\$145.45	\$1,600.00	PC
\$69.09 per week Henley Park cricket field 3 not available for bookings on Sundays during Summer season, area available for general public use Burwood Park cricket field not available for bookings on Sundays, area available for general public use						

Casual

0659	Casual per hour per field weekends	\$60.00	\$27.27	\$2.73	\$30.00	PC
0660	Casual per hour per field weekdays	\$0.00	\$22.73	\$2.27	\$25.00	PC

Senior Field - Soccer

Casual - Flockhart Park 1 and 2, Henley Park 1, 2, 3, 4 and Blair Park

floodlights available at Henley 1, 2, 3, 4 and Blair Parks, floodlights not available at Flockhart Park

0661	Use of dressing room casual hire per room, per day	\$90.00	\$85.45	\$8.55	\$94.00	PC
0662	Use of kiosk casual hire per day	\$100.00	\$95.45	\$9.55	\$105.00	PC
0663	Casual per field - without lights - per hour	\$46.00	\$43.64	\$4.36	\$48.00	FC
0664	Casual per field - with floodlights - per hour	\$65.00	\$61.82	\$6.18	\$68.00	PC

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Seasonal - Flockhart Park 1 and 2, Henley Park 1, 2, 3, 4 and Blair Park

22 weeks per season, includes line marking. Line marking included when preseason and seasonal bookings are combined (30 weeks).

Floodlights available at Henley 1, 2, 3, 4 and Blair Parks, floodlights not available at Flockhart Park.

0665	Use of dressing room per room, per season	\$734.00	\$700.91	\$70.09	\$771.00	PC
	\$33.36 per week					
0666	Use of kiosk seasonal hire per season	\$900.00	\$859.09	\$85.91	\$945.00	PC
	\$40.91 per week					
0667	Seasonal training weeknights all fields without lighting per field, per night	\$650.00	\$620.91	\$62.09	\$683.00	PC
	\$29.55 per week					
0668	Seasonal weekends Saturday or Sunday (max 8 hours) per field, per day	\$1,290.00	\$1,231.82	\$123.18	\$1,355.00	PC
	\$58.64 per week					
0669	Season training weeknights - per field, per night with lights (max 4 hours)	\$1,640.00	\$1,568.18	\$156.82	\$1,725.00	PC
	\$74.55 per week					
0670	Additional line marking fee when out of preseason/seasonal hire per field, fortnightly	\$350.00	\$181.82	\$18.18	\$200.00	PC
	\$15.91 per week					
0671	Floodlights (per field, per hour)	\$10.00	\$10.00	\$1.00	\$11.00	PC

Junior Fields - Mini Soccer and Synthetic Futsal Fields

Cost per field, per usage, rate per season, includes training and games.

Henley Park Mini Fields 1 and 2 and Synthetic Field**Seasonal**

0672	Seasonal training weeknights (max 4 hours per night) with lighting per field, per night - Mini 1	\$634.00	\$595.45	\$59.55	\$655.00	PC
	\$28.82 per week					
	Seasonal bookings only for local sports club.					
0673	Seasonal training weeknights (max 4 hours per night) no lighting per field, per night - Mini 1	\$0.00	\$413.64	\$41.36	\$455.00	PC
0674	Seasonal training weekends Saturday or Sunday (max 8 hours) per field, per day - Mini 1	\$615.00	\$587.27	\$58.73	\$646.00	PC
0675	Seasonal training weeknights (max 4 hours per night) with lighting per field, per night - Mini 2	\$0.00	\$572.73	\$57.27	\$630.00	PC
0676	Seasonal training weeknights (max 4 hours per night) no lighting per field, per night - Mini 2	\$0.00	\$372.73	\$37.27	\$410.00	PC
0677	Seasonal training weekends Saturday or Sunday (max 8 hours) per field, per day - Mini 2	\$0.00	\$559.09	\$55.91	\$615.00	PC

Casual

0678	Casual per hour per field (with lighting) - Mini 1	\$52.00	\$50.00	\$5.00	\$55.00	PC
0679	Casual per hour per field (no lighting) - Mini 1	\$32.00	\$30.91	\$3.09	\$34.00	PC

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Casual [continued]

0680	Casual per hour per field (with lighting) - Mini 2	\$0.00	\$45.45	\$4.55	\$50.00	PC
0681	Casual per hour per field (no lighting) - Mini 2	\$0.00	\$27.27	\$2.73	\$30.00	PC

Miscellaneous

One Off Events

0682	Sporting fields – additional/one off line marking (full field)	\$1,450.00	\$1,386.36	\$138.64	\$1,525.00	FC
0683	Sporting fields – additional/one off line marking (mini field)	\$715.00	\$682.73	\$68.27	\$751.00	FC
0684	Sports club presentation days for seasonal hires only	\$185.00	\$176.36	\$17.64	\$194.00	PC
0685	Breach/Unauthorised use of field by organised teams/clubs	25% of bond withheld per breach				PC

Key Hire

0686	Key bond – casual users	\$50.00	\$50.00	\$0.00	\$50.00	BD
0687	Key bond – seasonal initial bookings	\$50.00	\$50.00	\$0.00	\$50.00	BD
0688	Key replacement / provide additional key	\$50.00	\$47.27	\$4.73	\$52.00	FC

Schools

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)

0689	Standard cricket field (per term - 9 weeks - per field)	\$385.00	\$95.45	\$9.55	\$105.00	PC
0690	Standard soccer / football field (per term - 9 weeks - per field)	\$320.00	\$81.82	\$8.18	\$90.00	PC

Casual Hire

Per standard field (75% discount on casual hire rates has been applied)

0691	Standard cricket field - per field per hour	\$15.00	\$14.55	\$1.45	\$16.00	PC
0692	Standard soccer / football field - per field per hour	\$12.00	\$11.82	\$1.18	\$13.00	PC

Athletics Carnivals

Per day (includes tracks line marking)

0693	Athletics – schools within Burwood local government area includes track and field line marking	\$910.00	\$869.09	\$86.91	\$956.00	PC
0694	Cross country - schools within Burwood local government area - no line marking - per field per hour	\$0.00	\$12.73	\$1.27	\$14.00	PC

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Schools Outside the Burwood Local Government Area

Seasonal Hire

Per field (50% discount on standard hire rates has been applied)

0695	Standard cricket field (per term - 9 weeks - per field)	\$770.00	\$254.55	\$25.45	\$280.00	PC
0696	Standard soccer / football field (per term - 9 weeks - per field)	\$655.00	\$227.27	\$22.73	\$250.00	PC

Casual Hire

Per standard field (50% discount on casual hire rates has been applied)

0697	Standard cricket field - per field per hour	\$42.00	\$40.00	\$4.00	\$44.00	PC
0698	Standard soccer / football field Standard cricket field - per field per hour	\$40.00	\$38.18	\$3.82	\$42.00	PC

Athletics Carnivals

0699	Athletics – schools outside Burwood local government area includes track and field line marking	\$1,450.00	\$1,386.36	\$138.64	\$1,525.00	PC
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Gala Days / Carnivals / Cross Country

0700	Per field per hour - no line marking	\$40.00	\$38.18	\$3.82	\$42.00	PC
0701	Per field full day - no line marking	\$320.00	\$305.45	\$30.55	\$336.00	PC

Commercial Activity - Permits

Promotional Advertising Events - Permits

Includes radio station promos, and other product displays. This is only for small short term half to one day events.

0702	Administration fee	\$80.00	\$84.00	\$0.00	\$84.00	PC
0703	Per location, per hour	\$285.00	\$75.00	\$0.00	\$75.00	PC
0704	Each additional hour thereafter	\$65.00	\$22.00	\$0.00	\$22.00	PC

Promotional Banner Permits

0705	Temporary display of promotional banners in approved locations (per week) - charitable organisations	\$0.00	\$9.09	\$0.91	\$10.00	PC
0706	Temporary display of promotional banners in approved locations (per week)	\$55.00	\$58.00	\$0.00	\$58.00	PC

Commercial Fitness Trainers - Permits

All commercial fitness trainers are required to obtain an annual permit and pay for use of Council's parks and sporting grounds.

Approval will only be granted in designated areas. Public Liability Insurance is required (\$20,000,000).

0707	Group Size 1 to 10 participants - per annum, per location, per commercial fitness training business	\$310.00	\$326.00	\$0.00	\$326.00	PC
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		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Commercial Fitness Trainers - Permits [continued]

0708	Group Size 11 to 20 participants - per annum, per location, per commercial fitness training business	\$520.00	\$546.00	\$0.00	\$546.00	PC
0709	Group Size 21 to 50 participants - per annum, per location, per commercial fitness training business	\$1,030.00	\$1,085.00	\$0.00	\$1,085.00	PC

Boot Camp / Fitness - Park and Sporting Grounds per Location

0710	Per hour 1 to 20 people	\$15.00	\$16.00	\$0.00	\$16.00	PC
0711	Per hour 21 to 50 people	\$25.00	\$32.00	\$0.00	\$32.00	PC
0712	Per hour 51 to 100 people	\$65.00	\$68.00	\$0.00	\$68.00	PC

Casual Hire, Other Than Sports Fields, Including Large Events

Note: All timings include bump in / out

0713	Less than 50 people – 2 hours	\$60.00	\$54.55	\$5.45	\$60.00	Z
0714	Per hour thereafter	\$20.00	\$19.09	\$1.91	\$21.00	PC
0715	50 – 199 people – 4 hours	\$175.00	\$167.27	\$16.73	\$184.00	FC
0716	Per hour thereafter	\$39.00	\$37.27	\$3.73	\$41.00	PC
0717	200 – 499 people – 4 hours	\$500.00	\$478.18	\$47.82	\$526.00	FC
0718	Per hour thereafter	\$124.00	\$118.18	\$11.82	\$130.00	PC
0719	500 – 1,499 people – 8 hours	\$1,500.00	\$1,431.82	\$143.18	\$1,575.00	FC
0720	Per hour thereafter	\$248.00	\$236.36	\$23.64	\$260.00	PC
0721	1,500 – 3,999 people – 8 hours	\$2,000.00	\$1,909.09	\$190.91	\$2,100.00	FC
0722	Per hour thereafter	\$315.00	\$300.91	\$30.09	\$331.00	PC
0723	4000 - 9999 people - 8 hours	\$4,000.00	\$3,818.18	\$381.82	\$4,200.00	PC
0724	Per hour thereafter	\$430.00	\$410.91	\$41.09	\$452.00	PC
0725	Greater than 10,000 people - 8 hours	\$8,000.00	\$7,636.36	\$763.64	\$8,400.00	PC
0726	Per hour thereafter	\$800.00	\$763.64	\$76.36	\$840.00	PC
0727	Bump in / bump out per hour	\$20.00	\$19.09	\$1.91	\$21.00	PC

Temporary Food Premises - Approval Permit

0728	Charitable (not for profit)				No fee	Z
0729	Commercial – (single event)	\$94.00	\$99.00	\$0.00	\$99.00	FC
0730	Commercial – annual fee (minimum 3 events)	\$160.00	\$168.00	\$0.00	\$168.00	FC
0731	Not for Profit / Community – (single event)	\$62.00	\$65.00	\$0.00	\$65.00	FC
0732	Not for Profit / Community – annual fee (minimum 3 events)	\$110.50	\$116.00	\$0.00	\$116.00	FC
0733	Social - (single event)	\$40.00	\$42.00	\$0.00	\$42.00	FC

BBQ Shelter Area

0734	Woodstock - BBQ shelter/general grass (Area 4) - per hour	\$0.00	\$27.27	\$2.73	\$30.00	PC
0735	Wangal Park - BBQ shelter (Area 1) – per hour	\$70.00	\$66.36	\$6.64	\$73.00	PC

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Ref	Name	Year 23/24	Year 24/25			Price Code
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Court Hire

Seasonal (15 weeks)

0736	Seasonal per court per day (with lights - 4 hours)	\$1,200.00	\$1,145.45	\$114.55	\$1,260.00	PC
0737	Seasonal per court per day (no lights - 4 hours)	\$1,000.00	\$954.55	\$95.45	\$1,050.00	PC

Grant Park Netball / Basketball Court Casual

0738	Casual hirer (per hour, per court, no lights)	\$22.00	\$20.91	\$2.09	\$23.00	PC
0739	Casual hirer (per hour, per court, with lights)	\$30.00	\$28.18	\$2.82	\$31.00	PC
0740	Commercial hirer (per hour, per court, with lights)	\$26.00	\$24.55	\$2.45	\$27.00	PC
0741	Commercial hirer (per hour, per court, with lights)	\$32.00	\$30.91	\$3.09	\$34.00	PC
0742	Residents and not for profit (per hour, per court, no lights)	\$13.00	\$12.73	\$1.27	\$14.00	PC
0743	Schools within the local government area (per hour, per court)	\$15.00	\$14.55	\$1.45	\$16.00	PC
0744	Schools outside the local government area (per hour, per court)	\$25.00	\$23.64	\$2.36	\$26.00	PC

Events

Bonds and Security Deposit

0745	Less than 50 people attending	\$100.00	\$100.00	\$0.00	\$100.00	BD
0746	51 – 199 people attending	\$300.00	\$300.00	\$0.00	\$300.00	BD
0747	200 – 499 people attending	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	BD
0748	500 – 1499 people attending	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	BD
0749	1500 – 3999 people attending	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00	BD
0750	4000 – 9999 people attending	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	BD
0751	Greater than 10000 people attending	\$7,500.00	\$7,500.00	\$0.00	\$7,500.00	BD
0752	Casual sport field hire bond	\$100.00	\$100.00	\$0.00	\$100.00	BD
0753	Seasonal sporting/schools	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	BD
0754	Bond required for first large marquee	\$300.00	\$300.00	\$0.00	\$300.00	BD
0755	Each subsequent marquee	\$120.00	\$120.00	\$0.00	\$120.00	BD
0756	Bond required for first mechanical amusement device	\$0.00	\$800.00	\$0.00	\$800.00	BD
0757	Each subsequent amusement device	\$0.00	\$200.00	\$0.00	\$200.00	BD
0758	Park facilities bond eg change rooms, storage	\$520.00	\$520.00	\$0.00	\$520.00	BD
0759	Park canteen bond	\$500.00	\$500.00	\$0.00	\$500.00	BD
0760	Park cleaning bond	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	BD

Administration Fees

Administration fees apply to all events and park hire held by the public

0761	Less than 50 people attending	\$80.00	\$84.00	\$0.00	\$84.00	FC
0762	51 – 199 people attending	\$150.00	\$156.00	\$0.00	\$156.00	FC
0763	200 – 499 people attending	\$175.00	\$184.00	\$0.00	\$184.00	FC
0764	500 - 1499 people attending	\$250.00	\$262.00	\$0.00	\$262.00	FC
0765	1500 - 3999 people attending	\$300.00	\$315.00	\$0.00	\$315.00	FC

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Administration Fees [continued]

0766	4000 people 9999 people	\$350.00	\$368.00	\$0.00	\$368.00	FC
0767	Greater than 10000 people	\$500.00	\$525.00	\$0.00	\$525.00	FC

Permit Fees for Temporary Installations and Administration Fees

- 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 marquees. For amusement devices / rides all relevant Work Cover certification will need to be submitted to Council.

0768	Inflatable structure – public event/hire - commercial	\$250.00	\$262.50	\$0.00	\$262.50	FC
0769	Inflatable structure – public event/hire - not for profit/community	\$150.00	\$157.00	\$0.00	\$157.00	PC
0770	Inflatable structure – private event/hire - social	\$100.00	\$105.00	\$0.00	\$105.00	FC
0771	Marquees - public event/hire - commercial	\$60.00	\$63.00	\$0.00	\$63.00	FC
0772	Marquees - public event/hire - not for profit/community	\$30.00	\$31.00	\$0.00	\$31.00	PC
0773	Marquees - private event/hire - social	\$20.00	\$21.00	\$0.00	\$21.00	FC
0774	Other fixed structures - public event/hire - commercial including stages, animal farm etc	\$250.00	\$262.00	\$0.00	\$262.00	FC
0775	Other fixed structures – public event/hire - not for profit/community - including stages, animal farm etc	\$150.00	\$157.00	\$0.00	\$157.00	PC
0776	Other fixed structures - private event/hire - social - including stages, animal farm etc	\$100.00	\$105.00	\$0.00	\$105.00	FC
0777	Stalls - public event/hire - commercial	\$35.00	\$37.00	\$0.00	\$37.00	FC
0778	Stalls - public event/hire - not for profit/community	\$20.00	\$21.00	\$0.00	\$21.00	PC
0779	Stalls - private event/hire - social	\$15.00	\$16.00	\$0.00	\$16.00	FC
0780	Food stalls - public event– commercial (single permit and stall)	\$129.00	\$135.00	\$0.00	\$135.00	FC
0781	Food stalls - public event– not for profit/community (single permit and stall)	\$82.00	\$86.00	\$0.00	\$86.00	FC
0782	Food stalls - public event– social (single permit and stall)	\$55.00	\$58.00	\$0.00	\$58.00	FC
0783	Food truck - site fee - per truck with food premises approval permit (3,000 people +) - Single event	\$0.00	\$294.00	\$0.00	\$294.00	PC
0784	Food truck - per truck - site fee (3000 people +)	\$0.00	\$200.00	\$0.00	\$200.00	PC
0785	Other amusement devices - public event/hire - commercial - rides	\$450.00	\$473.00	\$0.00	\$473.00	PC
0786	Other amusement devices – public event/hire - not for profit/community - rides	\$350.00	\$368.00	\$0.00	\$368.00	PC
0787	Other amusement devices – private event/hire - social - rides	\$300.00	\$315.00	\$0.00	\$315.00	PC
0788	Temporary compound (fencing) – per m² per day	\$10.00	\$10.00	\$1.00	\$11.00	FC
0789	Electrical tagging and/or minor repairs – per item	\$25.00	\$23.64	\$2.36	\$26.00	RR
0790	Post function – garbage clean-up penalty	\$82.00	\$78.18	\$7.82	\$86.00	RR
0791	Power connection fee (per 1 connection point 15 amp)	\$45.00	\$47.00	\$0.00	\$47.00	RR
0792	Major event venue cleaning fee	To be determined and based on the event/function type.				FC
0793	Exeloo toilet cleaning for events/functions over 1000+ people	\$0.00	\$227.27	\$22.73	\$250.00	FC

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		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Permit Fees for Temporary Installations and Administration Fees [continued]

0794	Porta-loo - per structure - required for each additional 500 people above 1,000 people	\$0.00	\$18.18	\$1.82	\$20.00	PC
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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.

Road Replacements

per m²

0795	Asphalt road (AC10 or AC14, 50mm) – up to 15m ²	\$303.60	\$290.00	\$29.00	\$319.00	FC
0796	Asphalt road (AC10 or AC14, 50mm) – greater than 15m ² , less than 50m ²	\$273.00	\$260.91	\$26.09	\$287.00	FC
0797	Asphalt road (AC10 or AC14, 50mm) – greater than 50m ² , less than 100m ²	\$243.00	\$232.27	\$23.23	\$255.50	FC

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Road Replacements [continued]

0798	Asphalt road (AC10 or AC14, 50mm) – greater than 100m ² , less than 500m ²	\$211.80	\$202.27	\$20.23	\$222.50	FC
0799	Asphalt road (AC10 or AC14, 50mm) – greater than 500m ²	Quote plus 15%				FC
0800	Asphalt road (full depth repair 150mm) – up to 15m ²	\$429.60	\$410.91	\$41.09	\$452.00	FC
0801	Asphalt road (full depth repair 150mm) – greater than 15m ² , less than 50m ²	\$390.00	\$372.73	\$37.27	\$410.00	FC
0802	Asphalt road (full depth repair 150mm) – greater than 50m ² , less than 100m ²	\$366.00	\$350.00	\$35.00	\$385.00	FC
0803	Asphalt road (full depth repair 150mm) – greater than 100m ² , less than 500m ²	\$334.80	\$320.00	\$32.00	\$352.00	FC
0804	Asphalt road (full depth repair 150mm) – greater than 500m ²	Quote plus 15%				FC
0805	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	\$1,302.00	\$1,245.45	\$124.55	\$1,370.00	FC
0806	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	\$832.80	\$795.45	\$79.55	\$875.00	FC
0807	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	\$735.60	\$702.73	\$70.27	\$773.00	FC
0808	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	\$706.80	\$675.45	\$67.55	\$743.00	FC
0809	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
0810	Concrete road, 40MPa RMS mix, 250mm with 2 layers of SL82 reinforcing mesh on 150mm 5MPa lean mix sub-base – up to 15m ²	\$987.60	\$945.45	\$94.55	\$1,040.00	FC
0811	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	\$724.80	\$692.73	\$69.27	\$762.00	FC
0812	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	\$666.00	\$636.36	\$63.64	\$700.00	FC
0813	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	\$639.60	\$610.91	\$61.09	\$672.00	FC
0814	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

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Footpath Replacements

per m²

0815	Construct pram ramp (billed per pram ramp)	\$2,556.00	\$2,440.91	\$244.09	\$2,685.00	FC
0816	Asphaltic footpath (AC5, 25mm) – up to 15m ²	\$274.80	\$262.73	\$26.27	\$289.00	FC
0817	Asphaltic footpath (AC5, 25mm) – greater than 15m ² , up to 50m ²	\$186.60	\$178.18	\$17.82	\$196.00	FC
0818	Asphaltic footpath (AC5, 25mm) – greater than 50m ² , up to 100m ²	\$146.40	\$140.00	\$14.00	\$154.00	FC
0819	Asphaltic concrete (AC5, 25mm) – greater than 100m ²	Quote plus 15%				FC
0820	Concrete footpath – less than 15m ²	\$319.80	\$305.45	\$30.55	\$336.00	FC
0821	Concrete footpath – greater than 15m ² , less than 50m ²	\$271.80	\$259.55	\$25.95	\$285.50	FC
0822	Concrete footpath – greater than 50m ² , less than 100m ²	\$240.00	\$229.09	\$22.91	\$252.00	FC
0823	Concrete footpath – greater than 100m ² , less than 500m ²	\$208.80	\$199.55	\$19.95	\$219.50	FC
0824	Concrete footpath – greater than 500m ²	Quote plus 15%				FC
0825	Footpath paving – standard clay brick pavers – less than 15m ²	\$843.60	\$805.45	\$80.55	\$886.00	FC
0826	Footpath paving – standard clay brick pavers – greater than 15m ² , less than 50m ²	\$732.00	\$699.09	\$69.91	\$769.00	FC
0827	Footpath paving – standard clay brick pavers – greater than 50m ² , less than 100m ²	\$574.80	\$549.09	\$54.91	\$604.00	FC
0828	Footpath paving – standard clay brick pavers – greater than 100m ² , less than 500m ²	\$543.60	\$519.09	\$51.91	\$571.00	FC
0829	Footpath paving – standard clay brick pavers – greater than 500m ²	Quote plus 15%				FC
0830	Footpath paving – Town Centre concrete pavers – less than 15m ²	\$920.40	\$879.09	\$87.91	\$967.00	FC
0831	Footpath paving – Town Centre concrete pavers – greater than 15m ² , less than 50m ²	\$801.60	\$765.45	\$76.55	\$842.00	FC
0832	Footpath paving – Town Centre concrete pavers – greater than 50m ² , less than 100m ²	\$703.20	\$671.82	\$67.18	\$739.00	FC
0833	Footpath paving – Town Centre concrete pavers – greater than 100m ² , less than 500m ²	\$669.60	\$640.00	\$64.00	\$704.00	FC
0834	Footpath paving – Town Centre concrete pavers – greater than 500m ²	Quote plus 15%				FC
0835	Nature strip turfing (supply and lay on prepared soil), rate per m ²	\$59.40	\$56.82	\$5.68	\$62.50	FC
0836	Watering of new turf, rate per hour.	\$130.80	\$125.00	\$12.50	\$137.50	FC

Saw Cutting

per lineal metre

0837	Sawcutting, asphalt, up to 100mm depth, up to 50m (rate per metre)	\$28.20	\$27.27	\$2.73	\$30.00	FC
0838	Sawcutting, asphalt, up to 250mm depth, up to 50m (rate per metre)	\$112.20	\$107.27	\$10.73	\$118.00	FC
0839	Sawcutting, concrete, up to 150mm depth, up to 50m (rate per metre)	\$55.80	\$53.64	\$5.36	\$59.00	FC

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Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Saw Cutting [continued]

0840	Sawcutting, concrete, up to 300mm depth, up to 50m (rate per metre)	\$119.40	\$114.09	\$11.41	\$125.50	FC
0841	Sawcutting, reinforced concrete, up to 150mm depth, up to 50m (rate per metre)	\$48.00	\$45.91	\$4.59	\$50.50	FC
0842	Sawcutting, reinforced concrete, up to 300mm depth, up to 50m (rate per metre)	\$119.40	\$114.09	\$11.41	\$125.50	FC
0843	Sawcutting, site establishment	\$540.00	\$515.45	\$51.55	\$567.00	FC

Driveway Replacementsper m²

0844	Concrete driveway 150mm with SL72 Up to 15 m ² – per m ²	\$462.00	\$441.82	\$44.18	\$486.00	FC
0845	Concrete driveway 150mm with SL72 greater than 15 m ² , less than 50m ² – per m ²	\$384.00	\$367.27	\$36.73	\$404.00	FC
0846	Concrete driveway 150mm with SL72 greater than 50 m ² , less than 100m ² – per m ²	\$319.80	\$305.45	\$30.55	\$336.00	FC
0847	Concrete driveway 150mm with SL72 greater than 100m ² – per m ²	\$287.40	\$274.55	\$27.45	\$302.00	FC

Kerb and Gutter Replacements

per lineal metre

0848	Kerb and gutter – less than 15 lineal metres	\$543.60	\$519.09	\$51.91	\$571.00	FC
0849	Kerb and gutter – greater than 15 and less than 50 lineal metres	\$433.20	\$413.64	\$41.36	\$455.00	FC
0850	Kerb and gutter – greater than 50 and less than 100 lineal metres	\$400.80	\$382.73	\$38.27	\$421.00	FC
0851	Kerb and gutter – greater than 100 and less than 500 lineal metres	\$367.20	\$350.91	\$35.09	\$386.00	FC
0852	Kerb and gutter – greater than 500 lineal metres	Quote plus 15%				FC
0853	Kerb only – less than 15 lineal metres	\$543.60	\$519.09	\$51.91	\$571.00	FC
0854	Kerb only – greater than 15 and less than 50 lineal metres	\$447.60	\$427.27	\$42.73	\$470.00	FC
0855	Kerb only – greater than 50 and less than 100 lineal metres	\$384.00	\$367.27	\$36.73	\$404.00	FC
0856	Kerb only – greater than 100 and less than 500 lineal metres	\$351.60	\$336.36	\$33.64	\$370.00	FC
0857	Kerb only – greater than 500 lineal metres	Quote plus 15%				FC
0858	Gutter only – less than 15 lineal metres	\$574.80	\$549.09	\$54.91	\$604.00	FC
0859	Gutter only – greater than 15 and less than 50 lineal metres	\$462.00	\$441.82	\$44.18	\$486.00	FC
0860	Gutter only – greater than 50 and less than 100 lineal metres	\$384.00	\$367.27	\$36.73	\$404.00	FC
0861	Gutter only – greater than 100 and less than 500 lineal metres	\$351.60	\$336.36	\$33.64	\$370.00	FC
0862	Gutter only – greater than 500 lineal metres	Quote plus 15%				FC
0863	Concrete layback and gutter – less than 15 lineal metres	\$686.40	\$655.45	\$65.55	\$721.00	FC

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Kerb and Gutter Replacements [continued]

0864	Concrete layback and gutter – greater than 15 and less than 50 lineal metres	\$606.00	\$579.09	\$57.91	\$637.00	FC
0865	Concrete layback and gutter – greater than 50 and less than 100 lineal metres	\$526.80	\$503.64	\$50.36	\$554.00	FC
0866	Concrete layback and gutter – greater than 100 lineal metres	Quote plus 15%				FC
0867	Concrete dish drain – less than 15 lineal metres	\$766.80	\$732.73	\$73.27	\$806.00	FC
0868	Concrete dish drain – greater than 15 and less than 50 lineal metres	\$669.60	\$640.00	\$64.00	\$704.00	FC
0869	Concrete dish drain – greater than 50 lineal metres	Quote plus 15%				FC
0870	Gutter Bridge Crossing with Hinged Heavy Duty Steel Grating Per lineal metre (minimum of 4.5m) opening	\$1,560.00	\$1,490.91	\$149.09	\$1,640.00	FC
0871	Kerb outlet PVC up to 100mm diameter	\$334.80	\$320.00	\$32.00	\$352.00	FC

Other - Line Marking

0872	Line marking (air-atomised or airless application) per metre	\$111.00	\$117.00	\$0.00	\$117.00	FC
0873	Line marking (air-atomised or airless application) set-up costs	\$4,206.00	\$4,420.00	\$0.00	\$4,420.00	FC
0874	Line marking (thermo-plastic) per metre	\$175.80	\$185.00	\$0.00	\$185.00	FC
0875	Line marking (thermo-plastic) set-up costs	\$4,206.00	\$4,420.00	\$0.00	\$4,420.00	FC
0876	Lines perpendicular to driveway	\$436.80	\$459.00	\$0.00	\$459.00	FC

Sign Posting

0877	Directional sign installation (community based, non-profit and religious organisations only)	\$303.00	\$319.00	\$0.00	\$319.00	FC
0878	Street signage (supply and Install)	\$454.80	\$478.00	\$0.00	\$478.00	FC
0879	Parking and regulatory post and sign (per unit)	\$303.00	\$319.00	\$0.00	\$319.00	FC

Stormwater Drainage

0880	Concrete pipes 375 diameter RCP, per metre	\$1,308.00	\$1,250.00	\$125.00	\$1,375.00	FC
0881	Concrete pipes 450 diameter RCP, per metre	\$1,404.00	\$1,340.91	\$134.09	\$1,475.00	FC
0882	Concrete pipes 600 diameter RCP, per metre	\$1,554.00	\$1,486.36	\$148.64	\$1,635.00	FC
0883	Concrete pipes greater than 600 diameter RCP, per metre	Quote plus 15%				FC
0884	Galvanised RHS pipe equivalent up to 100 diameter PVC pipe, per metre	\$400.80	\$382.73	\$38.27	\$421.00	FC
0885	Lintel 0.9m – 1.2m (billed per lintel)	\$2,556.00	\$2,440.91	\$244.09	\$2,685.00	FC
0886	Lintel 1.8m (billed per lintel)	\$2,796.00	\$2,672.73	\$267.27	\$2,940.00	FC
0887	Lintel 2.4m (billed per lintel)	\$3,348.00	\$3,200.00	\$320.00	\$3,520.00	FC
0888	Lintel 3.0m (billed per lintel)	\$3,750.00	\$3,581.82	\$358.18	\$3,940.00	FC
0889	Lintel 3.6m (billed per lintel)	\$3,750.00	\$3,581.82	\$358.18	\$3,940.00	FC
0890	Pits greater than 1.5m x 1.5m x 1.5m in size (per pit)	Quote plus 15%				FC
0891	Pits up to 1.5m x 1.5m x 1.5m in size (per pit)	\$7,872.00	\$7,518.18	\$751.82	\$8,270.00	FC

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Draft 2024-25 Fees and Charges - Public Exhibition

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Stormwater Drainage [continued]

0892	Final drainage inspection / final road inspection including CCTV provided by applicant	\$681.60	\$716.00	\$0.00	\$716.00	FC
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Additional Fees and Charges Associated with Night Works

0893	Design single residential driveway (non DA/CDC application) (50% refund if driveways cannot be permitted)	\$1,014.00	\$1,065.00	\$0.00	\$1,065.00	FC
0894	Asphalt plant opening fee – per opening	\$3,990.00	\$4,190.00	\$0.00	\$4,190.00	FC
0895	Cartage surcharge per cubic metre of asphalt and / or concrete	\$81.60	\$86.00	\$0.00	\$86.00	FC
0896	Concrete plant opening fee – per opening	\$3,990.00	\$4,190.00	\$0.00	\$4,190.00	FC
0897	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

0898	Duplex/residential up to 3 storey with single driveway, (non-refundable)	\$295.50	\$311.00	\$0.00	\$311.00	FC
0899	Industrial/commercial/residential above 3 storey or residential requiring second entry (non-refundable)	\$487.00	\$512.00	\$0.00	\$512.00	FC
0900	Residential with single driveway (owner occupied, single dwelling, non-refundable)	\$234.50	\$246.50	\$0.00	\$246.50	FC

Driveway Inspections

First Entry Inspection Fee

0901	Duplex – 3 inspections required (per inspection)	\$154.50	\$162.50	\$0.00	\$162.50	FC
0902	Industrial / commercial – 3 inspections required (per inspection)	\$154.50	\$162.50	\$0.00	\$162.50	FC
0903	Residential – 2 inspections required (per inspection)	\$154.50	\$162.50	\$0.00	\$162.50	FC

Additional Entry Inspection Fee

for second or more entry

0904	Residential – 2 inspections required (per inspection)	\$99.50	\$104.50	\$0.00	\$104.50	FC
0905	Duplex – 3 inspections required (per inspection)	\$99.50	\$104.50	\$0.00	\$104.50	FC
0906	Industrial / commercial – 3 inspections required (per inspection)	\$99.50	\$104.50	\$0.00	\$104.50	FC

Additional Inspections

0907	Additional inspection / re-inspection fee (per inspection)	\$142.50	\$150.00	\$0.00	\$150.00	FC
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Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Private Contractor Security Deposit

refundable

0908	Duplex / residential up to 3 storey with single driveway installation	\$3,773.00	\$3,965.00	\$0.00	\$3,965.00	BD
0909	Industrial / commercial / residential above 3 storey	\$4,851.00	\$5,095.00	\$0.00	\$5,095.00	BD
0910	Residential installation	\$2,910.60	\$3,060.00	\$0.00	\$3,060.00	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.

0911	Plus security deposit payable at time of permit application	\$1,078.00	\$1,135.00	\$0.00	\$1,135.00	BD
0912	Processing fee (in addition to restoration charge) – non-refundable if works do not proceed	\$381.00	\$401.00	\$0.00	\$401.00	FC
0913	Additional inspection / reinspection fee - non-refundable - per inspection	\$216.00	\$227.00	\$0.00	\$227.00	FC
0914	Cost of works determination late payment fee	\$1,155.00	\$1,215.00	\$0.00	\$1,215.00	FC
(Fee applies where the agreed cost of works is not paid to Council within 48 hours from the date of issue.)						
0915	Formwork inspection – number as required - non-refundable - per inspection	\$186.50	\$196.00	\$0.00	\$196.00	FC
0916	Required inspection (initial and final only, non-refundable)	Included in application				FC
0917	Road opening (per 10m ² of road pavement) (non-refundable)	\$210.50	\$221.50	\$0.00	\$221.50	FC
0918	Road opening (per 15 lineal meter of kerb and gutter or stormwater) (non-refundable)	\$210.50	\$221.50	\$0.00	\$221.50	FC
0919	Road opening (per 18 m ² of footpath) (non-refundable)	\$210.50	\$221.50	\$0.00	\$221.50	FC

Road Opening Temporary Restoration Security Deposit

0920	Work valued up to \$2,999	45% of the value	BD
0921	Work valued from \$3,000 and up to \$7,999	30% of the value	BD
0922	Work valued from \$8,000	25% of the value	BD

Certificate of Compliance - Driveways and Road Openings

0923	Alignment levels for development applications – for dual occupancy and medium density residential developments	\$287.00	\$302.00	\$0.00	\$302.00	FC
0924	Alignment levels for development applications – for high density residential and commercial developments	\$425.00	\$447.00	\$0.00	\$447.00	FC
0925	Alignment levels for development applications – for single dwelling residential developments	\$144.00	\$151.50	\$0.00	\$151.50	FC
0926	Driveway, footpath and kerb and gutter construction permit	\$148.50	\$156.00	\$0.00	\$156.00	FC

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Certificate of Compliance - Driveways and Road Openings [continued]

0927	Other civil infrastructures damage inspection and control	\$135.00	\$142.00	\$0.00	\$142.00	FC
0928	Vehicle crossing and other compliance inspections – where works done by parties other than Council	\$379.00	\$398.00	\$0.00	\$398.00	FC
0929	Vehicle crossings inspection and / or estimates and quote preparation fees per 45 min	\$149.50	\$157.00	\$0.00	\$157.00	FC
0930	Certificate of compliance – driveways and road openings (subject to the provision of required information confirming correct materials, complies with current standards)*	\$231.00	\$243.00	\$0.00	\$243.00	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.

Unauthorised Road Works

This fee applies to unauthorised road and / or footpath openings, driveways and all other public infrastructure works by private contractor.

0931	Work valued up to \$5,000	\$811.00	\$852.00	\$0.00	\$852.00	FC
0932	Work valued from \$5,001 and up to \$25,000	\$1,200.00	\$1,260.00	\$0.00	\$1,260.00	FC
0933	Work valued from \$25,001	\$1,950.00	\$2,050.00	\$0.00	\$2,050.00	FC
0934	Urgent/emergency inspection (non-refundable; includes inspections, application fee and re-arrangement of other inspections.	\$628.00	\$660.00	\$0.00	\$660.00	FC

Restorations

0935	Where utility requests Council permission to undertake restoration works using utility's own contractor – per reinstatement order	\$1,275.00	\$1,340.00	\$0.00	\$1,340.00	FC
0936	Where utility undertakes restoration works using own contractor during business hours – per hour of supervision (minimum charge 1 hour and billed in hourly increments)	\$334.00	\$351.00	\$0.00	\$351.00	FC
0937	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)	\$334.00	\$351.00	\$0.00	\$351.00	FC
0938	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)	\$322.00	\$339.00	\$0.00	\$339.00	FC

Removal of Dumped Waste

0939	Collection from site and disposal of solid waste	Cost plus 50%				FC
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Asbestos Removal and Disposal

0940	Emergency asbestos removal – cost charged to Council by accredited asbestos removal contractor plus 50% Council administration fee	Cost plus 50%				FC
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Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Asbestos Removal and Disposal [continued]

0941	Removal and disposal of damaged asbestos stormwater outlet pipes identified during restoration construction works by Council				Cost plus 20%	FC
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Survey Marks

0942	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

0943	Adjustment of service pipes to new level				Cost plus 15%	FC
0944	Adjustment of utility service lids to new levels				Cost plus 15%	FC
0945	Relocation or adjustment of utility service pits to new levels				Cost plus 15%	FC
0946	Replacement of damaged utility service pits				Cost plus 15%	FC
0947	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
0948	Placing streetlight shades				Cost plus 15%	FC
0949	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.

0950	Asphalt or concrete road works (as required)				100% of the value (cost of works)	FC
0951	Stormwater drainage works				100% of the value (cost of works)	FC
0953	Road opening permanent restoration security deposit				100% of the value (cost of works)	BD
0952	Work valued up to \$2,999				45% of the value	FC
0954	Work valued from \$3,000 and up to \$7,999				30% of the value	FC
0955	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

0956	Adult	\$7.60	\$7.27	\$0.73	\$8.00	MP
0957	Child (5 -15 years)	\$6.60	\$6.36	\$0.64	\$7.00	MP
0958	Child under 5 years (must be accompanying a full paying adult)				No fee	Z

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Draft 2024-25 Fees and Charges - Public Exhibition

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Entrance Fees [continued]

0959	Club member – during club events only (lane hire charged separately)	\$3.80	\$3.64	\$0.36	\$4.00	MP
0960	Emergency services concession	\$3.80	\$3.64	\$0.36	\$4.00	MP
0961	Fitness Passport entry rate for valid Fitness Passport holders	\$6.50	\$6.27	\$0.63	\$6.90	MP
0962	Family – up to 4 people (maximum 2 adults)	\$19.50	\$18.64	\$1.86	\$20.50	MP
0963	For each additional child member for family rate (under 16 years)	\$3.30	\$3.18	\$0.32	\$3.50	MP
0964	Seniors and pension concession (aged and disability only)	\$4.10	\$3.82	\$0.38	\$4.20	MP
0965	School groups – per person (lane hire charged separately)	\$4.10	\$4.00	\$0.40	\$4.40	MP
0966	Spectator (must be accompanying a full fee paying customer)	\$4.00	\$3.64	\$0.36	\$4.00	MP
0967	Complimentary general entry for community open day / Council event (subject to General Manager approval)				No fee	Z
0968	Carer for companion cardholder				No fee	Z
0969	Seniors Festival general entry and program participation (for seniors living within the Burwood local government area, subject to production of a valid Seniors or Aged Pension Card and proof of address)				No fee	Z

Multiple Entry Pass / Tickets

Purchased in advance for individual or family use only - non-transferable or refundable.

0970	Complimentary seasonal pass (4) (for use in conjunction with club functions by 4 lifesaving club officials)				No fee	Z
0971	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.

0972	Adult	\$68.00	\$65.00	\$6.50	\$71.50	MP
0973	Child (5 – 15 years)	\$59.00	\$56.36	\$5.64	\$62.00	MP
0974	Emergency services concession	\$35.00	\$33.64	\$3.36	\$37.00	MP
0975	Family – up to 4 people (maximum 2 adults)	\$174.00	\$166.36	\$16.64	\$183.00	MP
0976	Seniors and pension concession (aged and disability only)	\$38.00	\$36.36	\$3.64	\$40.00	MP
0977	Commercial program	\$55.00	\$54.55	\$5.45	\$60.00	MP

20 Visit Pass

Valid for 12 months from date of issue.

0978	Adult	\$128.00	\$122.27	\$12.23	\$134.50	MP
0979	Child (5 – 15 years)	\$110.00	\$105.00	\$10.50	\$115.50	MP
0980	Family – up to 4 people (maximum 2 adults)	\$329.00	\$314.55	\$31.45	\$346.00	MP

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20 Visit Pass [continued]

0981	Seniors and pension concession (aged and disability only)	\$69.00	\$65.91	\$6.59	\$72.50	MP
0982	Commercial program	\$0.00	\$109.09	\$10.91	\$120.00	MP

Monthly Pass

Valid for 30 days from date of issue.

0983	Adult	\$104.00	\$99.55	\$9.95	\$109.50	MP
0984	Child (5 – 15 years)	\$90.00	\$85.91	\$8.59	\$94.50	MP
0985	Family – up to 4 people (maximum 2 adults)	\$267.00	\$255.00	\$25.50	\$280.50	MP
0986	Seniors and pension concession (aged and disability only)	\$57.00	\$54.55	\$5.45	\$60.00	MP

Seasonal Pass

Valid for 6 months from date of issue.

0990	Adult	\$525.00	\$501.82	\$50.18	\$552.00	MP
0987	Child (5 – 15 years)	\$453.00	\$432.73	\$43.27	\$476.00	MP
0989	Family – up to 4 people (maximum 2 adults)	\$1,347.00	\$1,286.36	\$128.64	\$1,415.00	MP
0988	Seniors and pension concession (aged and disability only)	\$286.00	\$273.64	\$27.36	\$301.00	MP

Annual Pass

Valid for 12 months from date of issue.

0991	Adult	\$800.00	\$763.64	\$76.36	\$840.00	MP
0992	Child (5 – 15 years)	\$703.00	\$671.82	\$67.18	\$739.00	MP
0993	Family – up to 4 people (maximum 2 adults)	\$1,924.00	\$1,840.91	\$184.09	\$2,025.00	MP
0994	Seniors and pension concession (aged and disability only)	\$453.00	\$432.73	\$43.27	\$476.00	MP

Facility Hire

Hirer cancellation of less than seven days prior to the date of hire incurs a penalty of 50% of the cost.
Hirer cancellation of less than 48 hours from the date of the event incurs a penalty of 100% of hire costs.

Pool Hire

0995	Commercial and private use - outdoor 50m pool hire – full pool, per hour	\$176.00	\$168.18	\$16.82	\$185.00	MP
0996	Commercial and private use - toddlers pool hire full pool, per hour	\$27.00	\$25.91	\$2.59	\$28.50	MP
0997	Commercial and private use - indoor 25m/program pool hire full pool, per hour	\$160.00	\$152.73	\$15.27	\$168.00	MP
0998	School groups – outdoor 50m pool hire – full pool, per hour	\$75.00	\$71.82	\$7.18	\$79.00	MP
0999	School groups – toddlers pool hire full pool, per hour	\$11.40	\$10.91	\$1.09	\$12.00	MP
1000	School groups – indoor 25m/program pool hire full pool, per hour	\$67.50	\$64.55	\$6.45	\$71.00	MP
1001	Community groups – outdoor 50m pool hire – full pool, per hour	\$93.00	\$89.09	\$8.91	\$98.00	MP

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Draft 2024-25 Fees and Charges - Public Exhibition

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Pool Hire [continued]

1002	Community groups – toddlers pool hire full pool, per hour	\$14.25	\$13.64	\$1.36	\$15.00	MP
1003	Community groups – indoor 25m/program pool hire full pool, per hour	\$84.00	\$80.45	\$8.05	\$88.50	MP
1004	Out of hours pool hire – full pool, per hour excludes staff members / cleaning fees	\$700.00	\$668.18	\$66.82	\$735.00	MP
1005	School groups – carnival entry (child / student)	\$3.20	\$3.09	\$0.31	\$3.40	MP
1006	School groups – carnival entry (spectator)	\$3.20	\$3.09	\$0.31	\$3.40	MP
1007	School Groups - Carnival Entry (Teachers/ Volunteers)	No fee				Z

Lane Hire

1008	Commercial and private use - outdoor 50m lane hire – per lane, per hour	\$72.00	\$69.09	\$6.91	\$76.00	MP
1009	Commercial and private use -indoor 25m/program pool lane hire – per lane, per hour	\$63.00	\$60.45	\$6.05	\$66.50	MP
1010	School groups – outdoor 50m Lane Hire – per lane, per hour	\$19.50	\$18.64	\$1.86	\$20.50	MP
1011	School groups – indoor 25m/program pool lane hire – per lane, per hour	\$17.50	\$16.73	\$1.67	\$18.40	MP
1012	Community groups – outdoor 50m Lane Hire – per lane, per hour	\$25.00	\$24.09	\$2.41	\$26.50	MP
1013	Community groups – indoor 25m/program pool lane hire – per lane, per hour	\$23.00	\$22.27	\$2.23	\$24.50	MP
1014	Additional staff member for programs, facility hire and events (per hour minimum 4 hours) as requested or determined by centre management	\$43.50	\$41.82	\$4.18	\$46.00	MP
1015	Commercial programs participant entry - up to 2 parents / carers / family members and any siblings aged between 5 and 15 years will be admitted free spectator entry for the duration of the class, per swim school participant. Standard fees apply for additional accompanying family members and facility users. Available in single or 10 visit and 20 visit allotments.	\$5.70	\$5.45	\$0.55	\$6.00	MP
1016	Enfield Swimming Club and Enfield Lifesaving Club	No fee				Z
1017	Royal Life Saving and Austswim Training Courses (subject to course credit scheme approved by General Manager)	No fee				Z

Meeting Room Hire

1018	Commercial and private use – per hour	\$37.00	\$35.45	\$3.55	\$39.00	MP
1019	Not for profit external groups & school groups running activities for their members (eg, sports clubs, lifesaving club etc) – per hour	\$23.00	\$22.27	\$2.23	\$24.50	MP

Community Room Hire

1020	Commercial and private use – per hour	\$42.00	\$40.45	\$4.05	\$44.50	MP
1021	Not for profit external groups & school groups running activities for their members (eg, sports clubs, lifesaving club etc) – per hour	\$30.00	\$28.64	\$2.86	\$31.50	MP

continued on next page ...

Item Number 29/24 - Attachment 1
Draft 2024-25 Fees and Charges - Public Exhibition

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Community Room Hire [continued]

1022	Royal Life Saving and Austswim Training Courses (subject to course credit scheme approved by General Manager)				No fee	Z
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Miscellaneous

1023	Replacement learn to swim cap	\$0.00	\$3.18	\$0.32	\$3.50	MP
1024	Hire of locker - membership card holders				No fee	MP
1025	Hire of locker - casual patrons	\$2.30	\$2.27	\$0.23	\$2.50	MP
1026	Replacement pass / membership card (per card)	\$7.10	\$6.82	\$0.68	\$7.50	MP

Learn to Swim and Infant Aquatics Fees

Lessons

1027	Family discount (including squad and private swimming lessons)	10% for second booking / lesson in the family 20% for third and any subsequent booking(s) / lesson(s) in the family				MP
1028	Learn to swim program term or intensive programs term per 30 minute lesson for full term upfront	\$19.50	\$20.50	\$0.00	\$20.50	MP
1029	Semi private 30 minute sessions (2 students per class and minimum 5 lessons)	\$87.00	\$83.18	\$8.32	\$91.50	MP
1030	Private lessons – minimum 5 lessons (per lesson per pupil)	\$63.00	\$66.50	\$0.00	\$66.50	MP
1031	Private lessons special needs – minimum 5 lessons (per lesson per pupil and assessment by Coordinator Aquatic Centre)	\$35.00	\$37.00	\$0.00	\$37.00	MP
1032	Squad program term booking - per week	\$12.50	\$12.00	\$1.20	\$13.20	MP
1034	Enrolled LTS student single entry (for current program term only)	\$2.30	\$2.27	\$0.23	\$2.50	MP
1033	Up to 2 parents /carers / family members and any siblings aged between 5 and 15 years will be admitted free spectator entry for the duration of the class, per swim school participant. Standard fees apply for additional accompanying family members and facility users.				No fee	Z

School Groups

1035	Enfield Aquatic Centre (EAC) run lessons per lesson per student	\$10.00	\$10.60	\$0.00	\$10.60	MP
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Fitness Programs

1036	Fitness programs - seniors and pension concession (aged and disability only) - 10 sessions	\$112.20	\$107.27	\$10.73	\$118.00	MP
1037	Fitness programs - seniors and pension concession (aged and disability only) - 20 sessions	\$0.00	\$203.82	\$20.38	\$224.20	MP
1038	Fitness programs - seniors and pension concession (aged and disability only) – single session	\$13.30	\$12.73	\$1.27	\$14.00	MP
1039	Fitness programs - adult - 10 sessions	\$153.00	\$146.36	\$14.64	\$161.00	MP
1040	Fitness programs - adult - 20 sessions	\$0.00	\$281.73	\$28.17	\$309.90	MP
1041	Fitness programs - adult - single session	\$18.30	\$17.64	\$1.76	\$19.40	MP

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Aquatic Centre Merchandise

All merchandise items sold at commercial rates or recommended retail prices.

Traffic Management

Administration of Traffic Management

1042	Advertising for temporary road closures	\$1,090.00	\$1,145.00	\$0.00	\$1,145.00	RR
1043	Parking and regulatory signs (per unit)	\$254.00	\$242.73	\$24.27	\$267.00	FC
1044	Administration of traffic management plan high impact road closures, police consultation, RMS consultation	\$969.00	\$1,020.00	\$0.00	\$1,020.00	RR
1045	Administration of traffic management plan low impact stop/go traffic control on a local or council-managed road- police consultation	\$295.50	\$311.00	\$0.00	\$311.00	RR
1046	Administration of traffic management plan medium impact stop/go traffic control on a multi-lane or state road, police consultation, RMS consultation	\$575.00	\$604.00	\$0.00	\$604.00	RR

Footpath Closures

1047	Application fee	\$170.00	\$178.50	\$0.00	\$178.50	PC
1048	Partial footpath (per m2 per week or part thereof)	\$35.00	\$37.00	\$0.00	\$37.00	RR

Road Closures

Fees for road closures including full and partial closure do not apply for applications made by not for profit organisations to facilitate events supported by Council.

1049	Application fee	\$170.00	\$178.50	\$0.00	\$178.50	RR
1050	Late road closure application, requesting urgent approval (ie within 3 business days) excluding whole road closure / RMS approval	\$520.00	\$546.00	\$0.00	\$546.00	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). Fees listed are applied on a per day basis unless stated otherwise.

No additional cost for road closures over 80 metres.

1051	Length of full road closure (m) 0-20	\$1,690.00	\$1,775.00	\$0.00	\$1,775.00	RR
1052	Length of full road closure (m) 21-40	\$2,050.00	\$2,155.00	\$0.00	\$2,155.00	RR
1053	Length of full road closure (m) 41-60	\$3,050.00	\$3,205.00	\$0.00	\$3,205.00	RR
1054	Length of full road closure (m) 61-80	\$3,500.00	\$3,675.00	\$0.00	\$3,675.00	RR
1055	Length of full road closure (m) >80	\$4,350.00	\$4,570.00	\$0.00	\$4,570.00	RR
1056	Within parking meter area – additional fee			80% of current parking rate		RR

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

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). Fees listed are applied on a per day basis unless stated otherwise.

No additional cost for road closures over 80 metres.

1057	Half day closure of parking lane in R1 General Residential, R2 Low Density Residential and R3 Medium Density Residential Zones (m) 0-20	\$170.00	\$178.50	\$0.00	\$178.50	RR
1058	Length of partial road closure (m) 0-20	\$400.00	\$420.00	\$0.00	\$420.00	RR
1059	Length of partial road closure (m) 21-40	\$600.00	\$630.00	\$0.00	\$630.00	RR
1060	Length of partial road closure (m) 41-60	\$800.00	\$840.00	\$0.00	\$840.00	RR
1061	Length of partial road closure (m) 61-80	\$1,000.00	\$1,050.00	\$0.00	\$1,050.00	RR
1062	Length of partial road closure (m) >80	\$1,200.00	\$1,260.00	\$0.00	\$1,260.00	RR
1063	Within parking meter area – additional fee	80% of current parking rate				RR

Car Park Closure

1064	Car park closure (per parking bay per day)	\$30.00	\$30.00	\$0.00	\$30.00	RR
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Traffic Control

1065	Traffic control – administration fee	\$268.80	\$282.50	\$0.00	\$282.50	RR
1066	During business hours	\$2,982.00	\$3,135.00	\$0.00	\$3,135.00	RR
1067	Outside business hours	\$3,690.00	\$3,875.00	\$0.00	\$3,875.00	RR
1068	Prepare and lodge a road occupancy license application for RMS roads	\$850.80	\$894.00	\$0.00	\$894.00	RR
1069	Where steel plates are required, additional fees per steel plate shall be charged	\$2,850.00	\$2,995.00	\$0.00	\$2,995.00	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

1070	Tree permit application fee for 1-5 trees	\$123.00	\$129.50	\$0.00	\$129.50	FC
1071	Tree permit application fee for 6-10 trees	\$184.00	\$193.50	\$0.00	\$193.50	FC
1072	Tree permit application fee for 11-20 trees	\$244.00	\$256.50	\$0.00	\$256.50	FC
1073	Tree permit application fee for more than 20 trees	\$367.00	\$386.00	\$0.00	\$386.00	FC
1074	Application fee (pensioners)	No fee for pensioners with a valid Pensioner Concession Card				Z

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Tree Preservation [continued]

1075	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
1076	Request for review of tree permit application determination – private tree	\$602.00	\$633.00	\$0.00	\$633.00	FC
1077	Request for review of tree permit application determination (pensioner) – private tree	\$301.00	\$317.00	\$0.00	\$317.00	FC
1078	Request for review of pruning/removal determination – council tree	\$602.00	\$633.00	\$0.00	\$633.00	FC
1079	Request for review of pruning/removal determination (pensioner) – council tree	\$301.00	\$317.00	\$0.00	\$317.00	FC

Removal of Council Tree and Replacement

1080	Removal of council tree (less than 6m tall)	\$725.50	\$762.00	\$0.00	\$762.00	FC
1081	Removal of council tree (between 6m – 10m tall)	\$1,337.00	\$1,405.00	\$0.00	\$1,405.00	FC
1082	Removal of council tree (greater than 10m tall)	\$2,156.00	\$2,265.00	\$0.00	\$2,265.00	FC
1083	Tree planting (25 litre) supply, install and maintain for 2 years	\$622.00	\$594.55	\$59.45	\$654.00	FC
1084	Tree planting (45 litre) supply, install and maintain for 2 years	\$784.00	\$749.09	\$74.91	\$824.00	FC
1085	Tree planting (75 litre) supply, install and maintain for 2 years	\$932.00	\$890.00	\$89.00	\$979.00	FC
1086	Tree planting (100 litre) supply, install and maintain for 2 years	\$1,364.00	\$1,304.55	\$130.45	\$1,435.00	FC
1087	Tree grate 1.2m x 1.2m, tree guard 0.6m x 1.8m and tree root management system, supply and install	\$7,692.00	\$7,345.45	\$734.55	\$8,080.00	FC
1088	Terrabond supply and install 1.2m x 1.2m	\$388.00	\$370.91	\$37.09	\$408.00	FC

Waste Management**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

1089	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	\$547.75	\$580.75	\$0.00	\$580.75	LR
1090	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	\$45.65	\$48.40	\$0.00	\$48.40	LR

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Draft 2024-25 Fees and Charges - Public Exhibition

Ref	Name	Year 23/24	Year 24/25			Price Code
		Last YR Fee (incl. GST)	Fee (excl. GST)	GST	Fee (incl. GST)	

Additional Bin

Note: Annual Charge

1091	120 litre waste bin	\$830.35	\$880.35	\$0.00	\$880.35	FC
1092	240 litre recycling bin	\$164.75	\$174.75	\$0.00	\$174.75	FC
1093	240 litre green waste bin - one off fee no ongoing annual charges for collection	\$104.45	\$110.70	\$0.00	\$110.70	FC
1094	240 litre waste bin (residential flat buildings only)	\$970.30	\$1,028.30	\$0.00	\$1,028.30	FC
1095	660 litre waste bin (residential flat buildings only)	\$2,171.35	\$2,301.35	\$0.00	\$2,301.35	FC
1096	660 litre recycling bin (residential flat buildings only)	\$1,436.25	\$1,522.45	\$0.00	\$1,522.45	FC

Food Organics Green Organics (FOGO)

1097	Kitchen Caddy – replacement	\$0.00	\$6.00	\$0.60	\$6.60	PC
1098	Bin Liners (150 bags)	\$0.00	\$17.00	\$1.70	\$18.70	FC
1099	Red lid bin replacement and additional waste collection charge – 240L bin per annum	\$0.00	\$250.00	\$0.00	\$250.00	FC

Occasional Services

1100	Clean up service in excess of 2 collections per year (in accordance with guidelines)	\$220.35	\$233.50	\$0.00	\$233.50	FC
1101	Clean up service in excess of 2 collections per year (small single item)	\$83.05	\$88.00	\$0.00	\$88.00	FC
1102	Waste collection 120 litre – payment in advance (one off)	\$50.95	\$54.00	\$0.00	\$54.00	FC

One Off Collections

Note: Subject to separate pre payment.





Acknowledgement of Country

Burwood Council acknowledges the Wangal Clan of the Eora Nation, the traditional custodians of the lands in which the Burwood Local Government Area is located.

We pay our respects to their elders past, present and emerging. We acknowledge and respect their cultural heritage, beliefs and ongoing relationship with the land.



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Message from The Mayor, John Faker



As a destination for diverse cultures, Burwood continues to emerge as one of Australia's most vibrant and connected communities. City-shaping projects and fine-grain interventions are transforming the experience of Burwood as a city and cultural destination, supported by our unique heritage and charm. The 2024/2025 Operational Plan reflects our commitment to providing high quality places for people to stay in and play for longer.

Our commitment to delivering process improvements, physical upgrades, small-scale activations and events continues, supported by immediate infrastructure improvement projects. This year, the delivery of the Western Sydney Infrastructure Grants Program will officially commence. Securing over \$100m in funding, our community is set to benefit from the delivery of 11 city-shaping projects including new facilities, park upgrades and streetscape improvements. There has been a major milestone with the Burwood North Metro Station, with the tunnelling to Burwood North now complete. This important transport infrastructure will ensure that Burwood remains an accessible hub for residents, workers, students and visitors for years to come.

As we continue to strive for increased canopy cover in Burwood, Council will continue with its street tree planting efforts. Over the past few months, Council has planted over 130 native trees in eight different parks. This is in addition to the over 2,500 trees that have already been planted across our Local Government Area over the last four years.

Building on our achievements, we remain committed to delivering state-of-the-art community infrastructure, fostering community engagement, delivering high quality events, pursuing design excellence, planning for our future and championing sustainability.

Burwood turns 150 this year, and we have geared up for a yearlong celebration from captivating events like the Burwood Street Party which saw over 20,000 people attend, to heritage focused walking tours, there is something for everyone. Join us in commemorating our past, celebrating the present, and looking forward to a bright future.

Each and every member of our community informs what we do at Council and I would like to thank you all for your ongoing support and engagement. I would also like to thank my fellow Councillors and Council staff for their passionate dedication to providing high quality services to our wonderful community.

Together, we can continue to make our local community a great place to live, work and visit.

Message from The General Manager, Tommaso Briscese



Burwood Council's Operational Plan for 2024/2025 underscores our ongoing commitment to enhancing the liveability and growth of our vibrant community.

Our dedication to providing the highest level of services to our community and visitors, is exemplified through the implementation of our recently endorsed Customer Experience Strategy. While community satisfaction with Council's overall performance has remained consistently high over the last five years, we understand that customer experience isn't a one-time project but an ongoing commitment to putting our customers at the heart of everything we do.

We believe the key to our success is partnership: with the community, stakeholders and government agencies.

Our devoted teams continue to prioritise the beautification and maintenance of our area. Together, we have also been committed to strategically planning for the future of our Local Government Area through the development of comprehensive masterplans informed by our wider community.

Our aim also continues to be building on the strengths and opportunities associated with Burwood's reputation as a vibrant and premier destination in Greater Sydney. Central to our plan is driving sustainable economic growth and supporting local businesses, and we are focused on creating an environment where innovation thrives and opportunities flourish.

With an emerging destination identity and transformational projects underway, we are poised to enhance Burwood's desirability as a hub for commerce, culture and leisure. This is being demonstrated by the endorsement of our inaugural Burwood After Dark Strategy which is positioning Burwood as a premier location for retail and dining, both day and night.

I extend my sincere gratitude to the Mayor and Councillors for their progressive vision for our area, and to the hardworking staff at Burwood Council for their dedication and commitment to the delivery of service for our community. Their contributions are integral to our success.

I also want to thank our residents and local businesses for their ongoing support and collaboration. Together, we will continue to shape Burwood into a place where everyone can thrive and prosper.



Our Delivery Program and Operational Plan

The Burwood 2022-2026 Delivery Program is Council's response to delivering on the long-term aspirations of our community, partners and organisation. It responds to the strategic direction established by Burwood2036, our Community Strategic Plan.

The Delivery Program is Council's four-year commitment to our community. It outlines the activities we will take as an organisation to work towards the 2036 Vision while we support current needs through delivering our extensive range of services, assets and initiatives.

Monitoring our progress

We have developed a set of measures to help us monitor our success in implementing this Delivery Program. These align with the outcomes of each of our five Strategic Directions. We will report on these measures every four years at the end of each Council term through our State of the City Report.

Each year we will also report on a six-monthly basis on the progress of our annual Operational Plan. Each Operational Plan will define the annual targets we commit to delivering on.



Our long term aspirations

Our 2036 Vision

Burwood is a welcoming and inclusive community that is defined by our diversity of people, liveable places and progressive ideas. We acknowledge and celebrate our history and place, protect our heritage and environment and share a quality of life that is equitable, sustainable and supports each other to thrive and prosper.

Vision

summarises the kind of place and community Burwood aspires to be as defined in Burwood2036, our Community Strategic Plan



Strategic directions

are the big picture results which the community would like Council and its many partners to focus on achieving



Community outcomes

identify community and Council priorities to achieve the community outcomes



Principal activities

are the main activities that Council will undertake over the next 4 years to deliver the desired community outcomes



4 year measures

will help us to identify how successful we have been in delivering on the community outcomes over the term of each Council



Annual Operational Plan actions

will define the actions we will take each year within each Principal Activity to achieve the community outcomes



Annual targets

will help us to monitor our operational progress each year on meeting our Delivery Program commitments

Introducing the strategic directions

Each direction describes our vision of where we want to be in 2036.



Our Burwood

Burwood is a cultural melting pot of inclusive and diverse communities with a thriving business and retail centre surrounded by historic villages, each with their own distinct character and charm. The Local Government Area (LGA) includes Burwood, Burwood Heights, Croydon Park and Enfield and parts of Croydon and Strathfield.

The quality of life residents enjoy, the central location, local schools and excellent transport infrastructure has made the Burwood LGA an attractive destination for people to live, work and visit.

As the first strategic centre west of the Sydney CBD, Burwood will strengthen its role in Sydney over the next 10 years, attracting new business sectors, higher skilled jobs and a diverse mix of housing.

By 2036 the population of the Burwood LGA is anticipated to nearly double to 73,500.

Who we are



Current population: 42,498

48.9% males

51.1% females

0.4% First Nations People

63.2% Australian Citizens



Languages & ethnicity

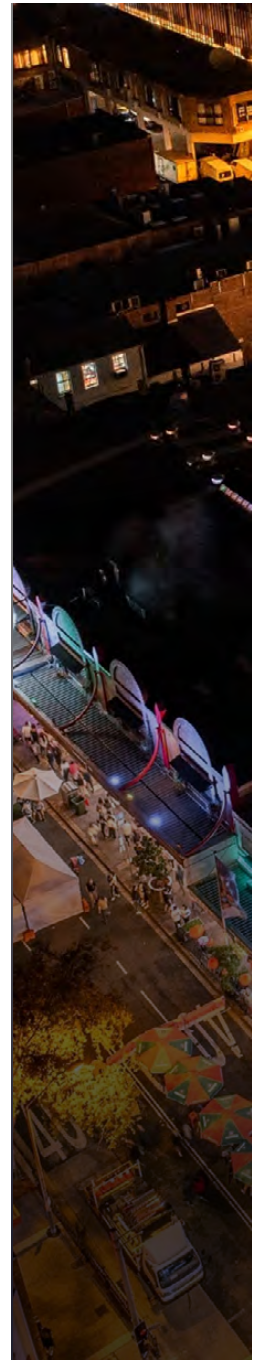
62% Over 25,000 residents speak a language other than English at home

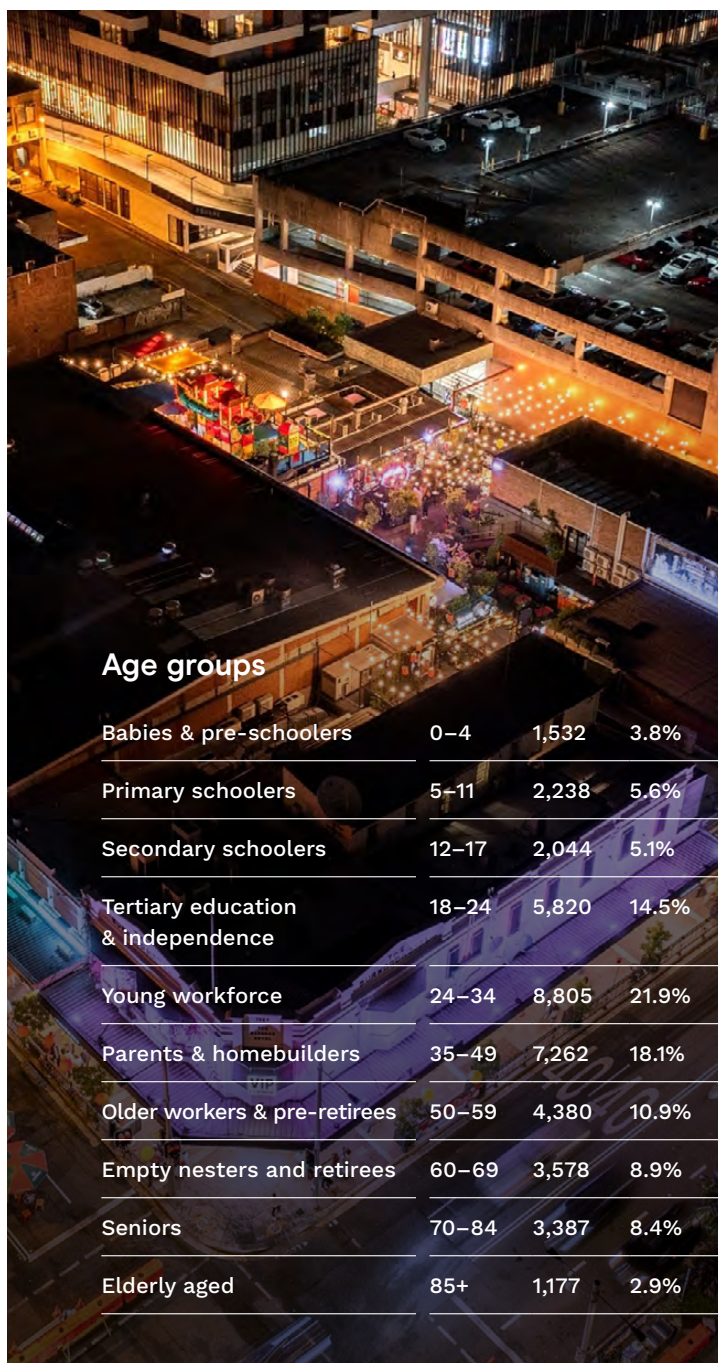
55+ different languages spoken

57.7% of residents born overseas

33% of residents arrived from overseas since 2016

Source: 2021 Census data





How we live and work



Employed population

94% employed
17.5% travel to work on public transport
35.8% worked from home



Top 4 industry sectors

16.50% Construction
15.97% Rental, hiring and real estate services
13.44% Professional, scientific and technical services
8.81% Healthcare and social assistance



Employment location

15.5% live and work in the Burwood LGA
26.7% work in City of Sydney
19.9% work in surrounding LGAs of Inner West, Canada Bay, Strathfield and Canterbury-Bankstown
37.9% work outside Burwood, surrounding LGAs and City of Sydney



Our homes

Over 60% live in medium density and high density housing

Economic Snapshot



\$2.83B

Economy Value and the Burwood Gross Regional Product (June 2023)



Over \$1B

Value of building approvals in the past (5) years



17,976

Local jobs with nearly 1 in 3 residents occupied as professionals



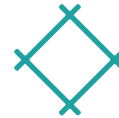
5,311

Businesses are located in the Burwood LGA from 20+ industries



15 mins

To both Sydney and Parramatta CBD



90,000 sqm

Of current retail floorspace with 47,500m² of expected retail floorspace coming to Burwood in the next 5-10 years based on approved DAs

Diverse local industries



Health Care and Social Assistance



Education and Training



Retail Trade



Transport, Postal and Warehousing
Health Care and Social Assistance



Public Administration and Safety



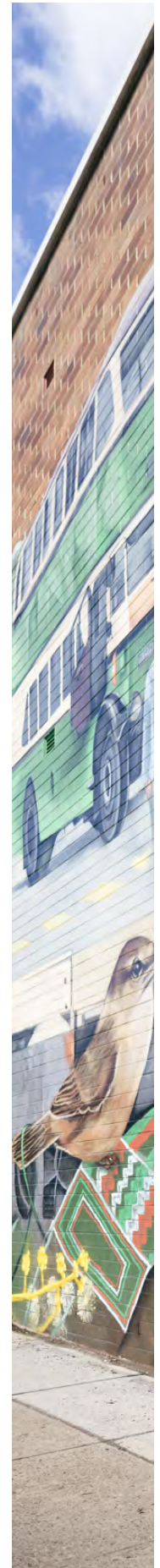
Professional, Scientific and Technical Services



Accommodation and Food Services



Construction





About Council

Our Councillors



Cr John Faker
Mayor of Burwood



Cr George Mannah
Deputy Mayor



Cr Heather Crichton
Councillor



Cr Ned Cutcher
Councillor



Cr Pascale Esber
Councillor

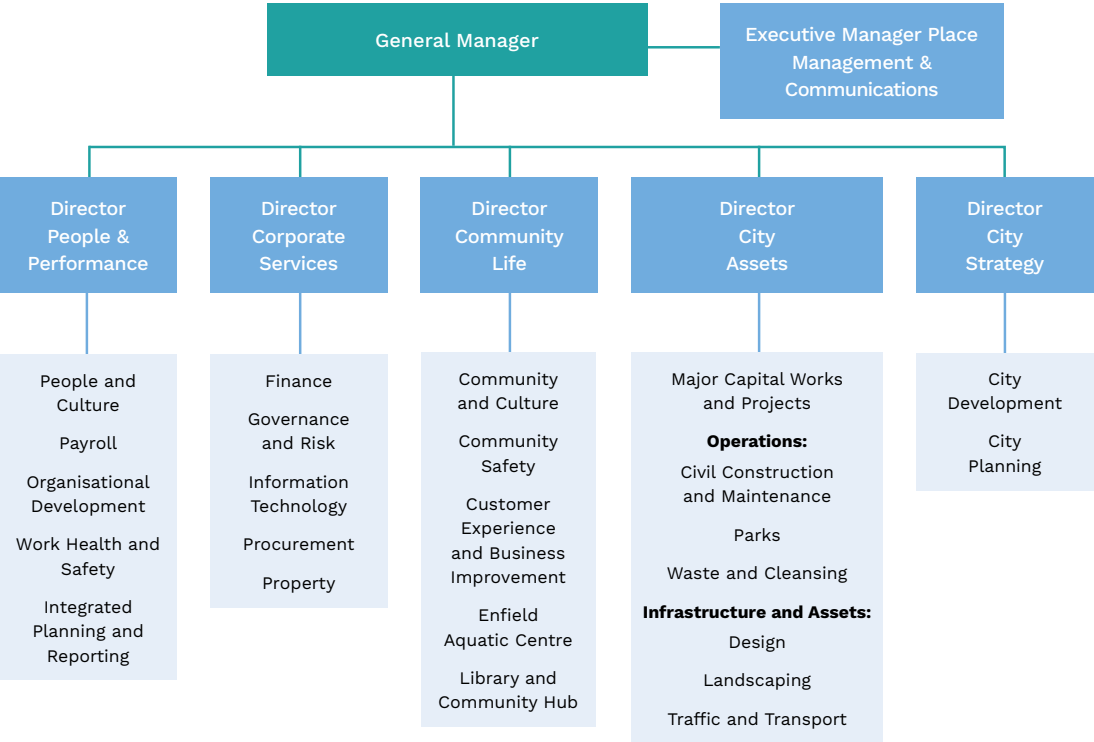


Cr David Hull
Councillor



Cr Hugo Robinson
Councillor

Our organisational structure



Our assets

Council manages and looks after a broad range of assets, such as community and recreation facilities, sportsgrounds, parks and open space, buildings, roads and other infrastructure assets which enable people to live, work and play within our LGA. This infrastructure has a total replacement value of \$625.35 million.



169.8 km of footpath



89.73 km of roads



29 parks

including;

10 x sports-fields
2 x outdoor multi-sports courts
2 x tennis facilities



24 playgrounds



1 civic square



1 aquatic centre

including;

1 x 50m pool
2 x 25m indoor heated pools



1 library and community hub

including;

4 x meeting rooms
2 x studios
2 x learning hubs
1 x conference room

plus additional spaces for study and creative programs



6 community centres / venues for hire

Our services

Our Delivery Program and Operational Plan will be achieved by delivering through the following service areas:

- **City Development** – town planning, building and development assessment services.
- **City Planning** – strategic and land use planning, long-term place planning, heritage advisory services, sustainability and resilience planning and programs.
- **Community and Culture** – community development, community programs, social planning and research, cultural projects, public art and community events.
- **Community Safety** – regulatory and compliance services, environmental health, community safety education and crime prevention initiatives.
- **Customer Experience and Business Improvement** – customer service counter and call centre, community facilities and parks bookings, customer research and improvement projects.
- **Enfield Aquatic Centre** – recreational facilities and programs including learn to swim and fitness classes, aquatic events and family recreational and leisure activities.
- **Infrastructure and Assets** – design and engineering services, landscape architecture, tree management, asset management, traffic, transport and road safety.
- **Library and Community Hub** – collections and resources and access to learning, technology, creative experience and programs.
- **Major Capital Works & Projects** – delivery of major or complex infrastructure projects in Council's Capital Works Program.
- **Operations** – parks, waste and cleansing, civil construction and maintenance (roads, footpaths and drainage) and depot operations.
- **Place Management and Communications** – coordination of place management and community engagement initiatives, media liaison, print and digital communications.
- **Property** – management of Council's property portfolio including property projects and maintenance.

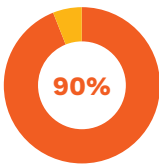
The following internal service areas assist in the delivery of frontline services:

- Finance
- Procurement
- Information Technology (Information Systems and Support, Digital Transformation and GIS)
- Governance and Risk (Records Management and Internal Ombudsman)
- People and Performance (Human Resources, Organisational Development, Learning and Development, Payroll and Work Health and Safety).

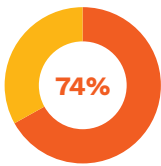
What our community has told us

About Council

How our community feels about us.



Overall Satisfaction
of Burwood residents are at least somewhat satisfied with the **performance of Council** over the last 12 months



Community Engagement
of Burwood residents describe Council's current level of **community engagement** as good to excellent



Integrity and Decision Making
85% of residents are at least somewhat satisfied with Council's **transparency and integrity** in decision making



Council's Level of Communication
83% of residents are at least somewhat satisfied with Council's current level of **communication**

Drivers of Overall Satisfaction



Council's level of communication



Council's transparency and integrity in decision making



Long term planning for development



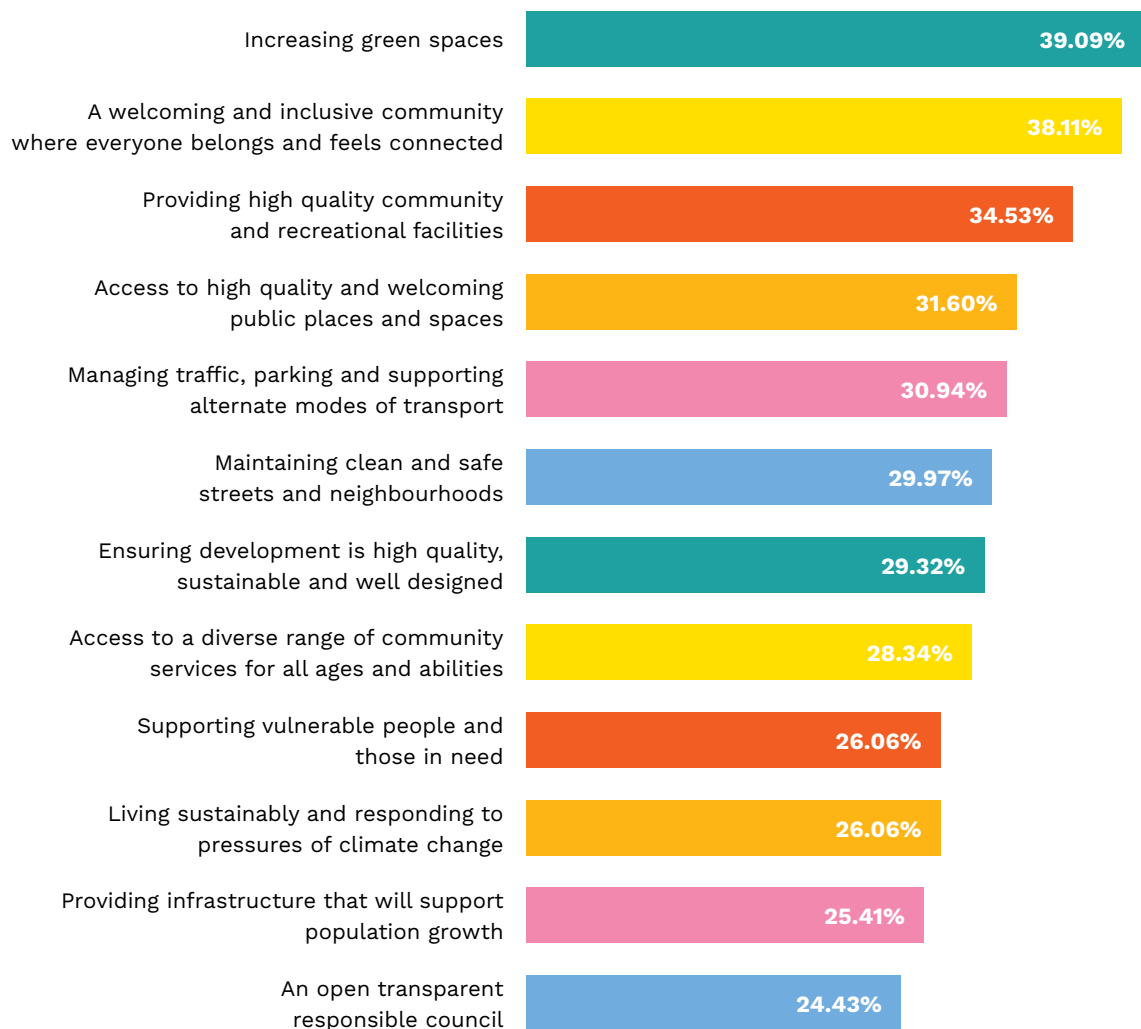
Council policies and delivery plans



Financial management

About Burwood

The highest priorities for the Burwood LGA to achieve by 2036.



Our Priorities (2024–2025)

Driving Excellence in Customer Experience

Aligned with our recently adopted Council-wide Customer Experience Strategy, we will implement a broad range of projects and initiatives over the next four years to improve customer satisfaction, current levels of service and enhance the community's experience when interacting with Council. Key focus areas will include: Our People, Our Processes and Accessibility, Our Systems and Technology, and Our Responsiveness in order to achieve our customer experience vision focussed on delivering a great customer experience every day.

Creating places for our future

Burwood is undergoing catalytic change. City-shaping projects and fine-grain interventions are transforming the experience of Burwood as a city and cultural destination. Burwood is solidifying its leading position with the construction of key projects like the Burwood Urban Park Arts and Cultural Centre which will be home to a dedicated performance space, studio space, community lounges, all centred around a new public plaza and rooftop green lawn area.

Work continues on the delivery of strategic place-based initiatives aimed at improving the way we plan and manage key parts of our Local Government Area (LGA) to ensure the maintenance and protection of our unique character, facilitate the ongoing vibrancy and economic viability of centres and promote the delivery of high quality development and public spaces. This will include a review of the character and activation ambitions for our public spaces and master-planning future transport oriented precincts including Burwood North and Croydon. With forecasts indicating that the resident population of Burwood is set to almost double by 2041, demands on the already limited public realm are increasing. These new demands will require existing open spaces to work harder including laneways, streets and plazas. It will also mean that new sites must be found to plan for new public spaces.

Our commitment to delivering process improvements, physical upgrades, small-scale activations and events continues, supported by immediate infrastructure improvement projects.





Fostering Community Connections and Listening to Our Community

Utilising a strong community development approach, Council will strengthen its initiatives that facilitate an inclusive and engaged community via a dynamic program of social research, community engagement and collaborative strategy development projects. This will involve ensuring the ongoing implementation of newly developed strategies, such as the Community Engagement Strategy, Multicultural Burwood Strategy and Burwood Youth Action Plan as well as the development of new strategies, such as the Cultural Plan and Burwood's first Reconciliation Action Plan. Council will also continue to deliver and expand quality community programs at the Burwood Library and Community Hub, Enfield Aquatic Centre and across Council's network of community facilities.

Destination Burwood

Burwood is a strategically-located central hub. Whether travelling by train, bus, bike or car, Burwood is an exciting destination within close reach. Soon to benefit from a range of transformational projects, including the Sydney Metro West, Burwood is already home to one of the busiest train stations in the Greater Sydney network, servicing 20,000 daily passengers.

With an increased focus on elevating Burwood's unique characteristics and promoting its status as a key destination, policy experimentation, procedural amendments, and physical improvements, complemented by community activations and targeted events, will be prioritised over the next 12 months. This will be supported by significant infrastructure upgrades, such as the redevelopment of the Enfield Aquatic Centre, comprehensive redevelopment of the Deane Street precinct and more.

Complementing the delivery of city-shaping projects across the Town Centre, a multitude of small-scale placemaking initiatives are also unfolding at a local scale. These 'softer' placemaking activations take various forms, from pop-up events to lasting public domain improvements, and seek to test the viability of a range of interventions. Importantly, they enhance the 'harder' physical infrastructure projects that continue to redefine the Burwood LGA as a desirable place to live, visit and play. Combined, these transformational projects and fine-grain initiatives will position Burwood as a true destination.

Elevating Burwood's Economic Profile

Significant urban renewal and public investment into infrastructure is spurring social and economic change across our town centre. With committed and long term public and private investment underway, Burwood is capitalising on the rapid urban renewal and change occurring.

Positioning Burwood as a premier location for retail and dining, both day and night, Burwood is expanding its after dark identity. Recent population growth, an emerging destination identity, and transformative urban projects are pushing our Night Time Economy to the next level.

Capitalising on Burwood's role as a thriving hub for business, arts, culture and recreation, we will introduce a series of new initiatives to reimagine our public spaces including community-focused events and inspiring public art installations that invigorate and add cultural value to our LGA. Additionally, the delivery of year one actions from our recently endorsed Night Time Economy Strategy will provide a framework to nurture a vibrant, inclusive night time economy that serves the diverse needs of our residents, visitors and businesses.



Fostering Strategic Community Partnerships

We continue to maintain our focus on strengthening our community leadership through proactive and collaborative efforts that aim to secure sustainable and impactful results for Burwood. We will continue to seek and leverage funding opportunities for transformative infrastructure projects that significantly enhance the liveability and quality of life of residents and visitors in Burwood. This goal will be pursued with a clear focus on building and maintaining effective partnerships that bring measurable benefits to our community and support our long-term strategic vision.

Ensuring a Sustainable and Green Burwood

The Sustainable Burwood Strategy identifies a clear vision for Council to achieve key environmental and sustainability outcomes. The vision is built on three pillars: striving towards achieving net zero emissions; increasing and enhancing green open space; and being an early adopter of new sustainability initiatives. The Strategy identifies four 'Big Moves' which support the delivery of the vision and represent the areas where Council can have an immediate and lasting impact on delivering the objectives of the Strategy. The "Big Moves" focus on the reduction of waste creation and diversion of materials from landfill, reducing Council's carbon footprint, maximising new green infrastructure and enhancing our existing open spaces; and encouraging high levels of community participation to create a lasting positive impact on our environment.



Our City Shaping Projects (2022–2026)

Until 2026, we anticipate that the following significant projects will strengthen Burwood's position as a strategic centre within Greater Sydney.

Community Facilities



Library Pod

The Burwood Library Pod will be a self-service kiosk open 24/7. The new technology, to be located in Enfield, will utilise automated library technology to increase community access to library services and resources.



Burwood Urban Park Arts and Cultural Centre

The project will transform an under utilised carpark, providing new regional facilities for arts, cultural and community uses, a new park and public open space within the Burwood Town Centre and support the transformation of Burwood as a cultural and events destination.



Enfield Aquatic Centre Redevelopment

The redevelopment will improve the Enfield Aquatic Centre's functionality so that it's accessible year round and can offer more diverse programming. The project proposes the addition of a new 50m outdoor pool, café and more, to modernise and attract local membership, whilst importantly maintaining the Aquatic Centre's heritage value and original charm.

Streetscapes

Deane Street Precinct Transformation

This project will transform Deane Street into a vibrant and colourful public space with alfresco dining areas, spaces for resting and play and improved pedestrian safety. This project will build on the current trial to create a permanent food and entertainment destination in the heart of Burwood.



Strathfield Placemaking Project

This project will transform an underutilised laneway into an activated shared pedestrian-zone, improving walkability, pedestrian safety and opportunities for outdoor dining and passive recreation.



Burwood Main Street Transformation

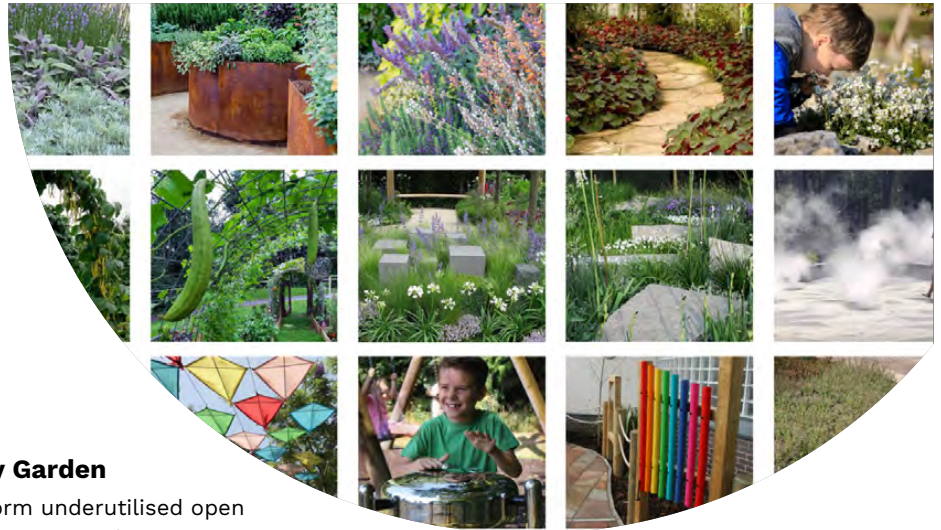
This project will transform Burwood Road into an iconic food and culture destination, and improve the night-time economy and pedestrian movement through the Town Centre.

Paisley Road Beautification

This project will transform the connecting area between Burwood and Croydon stations into a safe, accessible and walkable space.



Proudly funded by the NSW Government's Western Sydney Infrastructure Grants Program



Parks

Woodstock Sensory Garden

This project will transform underutilised open space on the edge of the Burwood Town Centre into an accessible sensory garden and landscaped area for people of all ages and abilities to rest, connect and play.



Henley Park and Russell Reserve Expansion

This project will reimagine 1,450m² of underutilised land adjacent to Henley Park and Russell Reserve, supporting connectivity to meaningful green open space for our community.

Burwood Park Inclusive Play Space

This project supports the transformation of Burwood Park into an inclusive and welcoming recreational precinct with accessible facilities and spaces suitable for all ages and abilities. The new facilities will include an inclusive play space, accessible toilets, BBQ and picnic facilities, wayfinding signage, park furniture and outdoor chess board.



Henley Park Sports Field Upgrade

This project will revitalise two aged sports fields through new turf, state of the art drainage and irrigation and spectator seating to bring the fields back to life and improve playability. The infrastructure improvements will reinforce Henley Park's function as the premier sport and recreational precinct in the region.



Our commitment to our community

Delivering on our Strategic Directions

1. Inclusive
Community
and Culture

2. Places
for
People

5. Open and
Collaborative
Leadership

4. Vibrant City
and Villages

3. Sustainable
and Protected
Environment



STRATEGIC DIRECTION 1:

Inclusive community and culture

A thriving community where diversity is embraced, everyone is valued, connected and has the opportunity to contribute and belong.





Services which contribute

- Community and Culture
- Community Safety
- Customer Experience and Business Improvement
- Enfield Aquatic Centre
- Library and Community Hub
- Major Capital Works and Projects
- Place Management and Communications
- Property

Relevant strategies and plans

- Burwood Community Facilities and Open Space Strategy
- Burwood Cultural Plan
- Burwood Library Strategic Plan
- Burwood Multicultural Strategy
- Burwood Youth Action Plan
- Child Safe Policy and Child Safe Action Plan
- Disability Inclusion Action Plan
- Property Strategy

Measures

Satisfaction with:

- Community centres and facilities (Baseline: 92%)
- Community safety programs (Baseline: 89%)
- Council library services (Baseline: 93%)
- Council public points of contact (Baseline to be determined)
- Enfield Aquatic Centre (Baseline: 88%)
- Opportunities for volunteers and volunteering (Baseline: 85%)
- Public festivals and events (Baseline: 83%)

Source: Community Satisfaction Survey, Micromex Research 2021

Community Strategic Plan 2022-36				Delivery Program 2022-26		
Community Outcome		Strategy		Principal Activity		Directorate
C.1	A welcoming community that cares and looks after each other	C.1.1	Support and deliver initiatives that encourage social inclusion and community connections	P.1	Encourage, support and recognise individual and organisational community contributions	Community Life General Manager's Office
				P.2	Provide and support initiatives which facilitate an inclusive community and respond to community needs	Community Life

Operational Plan 2024-25

Action	Service Area	Target
A.1 Coordinate Council's Volunteer Program and initiatives to support and recognise volunteering in the community	Community and Culture	Volunteer Awards Program (May 2025) Increase number of active volunteers referred to local services and organisations (Baseline 500, 2022) 3 volunteer training sessions (June 2025)
A.2 Deliver annual awards programs that recognise local community and business achievements	Place Management and Communications	Australia Day Citizen of the Year Awards Program (January 2025) Mayor's Commendation Awards for Local Business (June 2025)
A.3 Deliver capacity building and funding initiatives to support the community sector, including the annual Community Grants, Club Grants and the Councillor's Donation Programs	Community and Culture	Club Grants Program administered (July 2024) 6 sector support initiatives (June 2025) Donation requests supported (June 2025) 100% of Community Grants Program allocated in accordance with Program Guidelines (June 2025)
A.4 Implement the Disability Inclusion Action Plan 2022-2025	Community and Culture	100% of year 3 actions implemented (June 2025)
A.5 Implement the Multicultural Burwood Strategy 2024 to 2028	Community and Culture	100% of year 1 actions implemented (June 2025)
A.6 Undertake initiatives that address homelessness and the needs of rough sleepers across the Burwood LGA	Community and Culture	Annual street count delivered (February 2025)
A.7 Implement the Burwood Youth Action Plan 2024 to 2027	Community and Culture	100% of year 1 actions implemented (April 2025)
A.8 Implement social research program to identify and address existing and emerging community needs	Community and Culture	4 research projects completed (June 2025)

Community Strategic Plan 2022-36			Delivery Program 2022-26		
Community Outcome	Strategy	Principal Activity	Directorate		
	C.1.2	Facilitate equitable access to services and facilities at all stages of life	P.3	Provide a range of venues and facilities for residents and community groups which accommodate diverse and changing needs	Community Life
	C.1.3	Support community resilience initiatives to adapt to changing circumstances	P.4	Work with local agencies and networks to identify opportunities for developing resilience within the community	General Manager's Office
	C.1.4	Acknowledge, respect and engage First Nations peoples, their culture and heritage	P.5	Actively engage Aboriginal and Torres Strait Islander people in the development of programs, policies and strategies	Community Life
C.2	A healthy and active lifestyle where people experience a sense of connection and wellbeing	C.2.1	Provide access to formal and informal life-long learning and recreation opportunities, facilities and services	P.6	Deliver library information, facilities and services that support the community in lifelong learning and provide social opportunities in accessible, people-friendly spaces

Operational Plan 2024-25

Action	Service Area	Target
A.9 Manage the allocation and use of community facilities, venues, parks and sports fields	Customer Experience and Business Improvement	10% increase in usage (June 2025) Minimum of 10 new user groups accessing spaces (June 2025) 100% of bi-monthly condition inspections conducted (June 2025)
A.10 Implement a community resilience building initiative that supports local businesses, promotes creativity and builds on social and place capital	Place Management and Communications	1 initiative implemented (June 2025)
A.11 Finalise and implement the Reconciliation Action Plan	Community and Culture	70% of year 1 actions complete (June 2025)
A.12 Implement the Burwood Library Strategic Plan	Library and Community Hub	100% of year 3 actions completed (June 2025)
A.13 Deliver initiatives that promote and improve access to local heritage	Library and Community Hub	Deliver minimum of 4 talks, 2 walks and 2 exhibits (June 2025)
A.14 Activate the Community Hub with a range of opportunities that foster belonging and wellbeing	Library and Community Hub	> 100 events delivered in partnership with community (June 2025)

Community Strategic Plan 2022-36				Delivery Program 2022-26		
Community Outcome		Strategy	Principal Activity		Directorate	
				P.7	Collaborate and provide initiatives for active and passive recreation and wellbeing	Community Life
				P.8	Deliver Stage 4 of EAC Masterplan	Community Life
				P.9	Provide a safe and healthy environment for EAC customers and programs which respond to community needs	Community Life

Operational Plan 2024-25

Action	Service Area	Target
A.15 Increased opportunities to access diverse technologies through programmes and experiences	Library and Community Hub	4 events during year (June 2025)
A.16 Deliver community programs to promote health, wellbeing and creativity across a range of Council venues	Community and Culture	>40 programs delivered (June 2025) >85% average participation capacity (June 2025) >80% of attendees would recommend program to another person (June 2025)
A.17 Deliver Council's Mobile Play Van Service in community spaces	Community and Culture	Minimum 160 Play Van experiences delivered (June 2025)
A.18 Western Sydney Infrastructure Grants (WSIG) Program project - undertake planning and design for the delivery of the Enfield Aquatic Centre redevelopment project	Enfield Aquatic Centre (EAC)	Detailed design commenced (June 2025)
A.19 Operate and expand Council's Learn to Swim Program	Enfield Aquatic Centre (EAC)	>400 classes held per term (June 2025) >1,800 active students per term (June 2025)
A.20 Deliver a range of health, fitness and wellbeing programs to drive visitation	Enfield Aquatic Centre (EAC)	8 programs maintained and pilot 2 new programs (June 2025) 120,000 annual visits (June 2025)

Community Strategic Plan 2022-36				Delivery Program 2022-26		
Community Outcome	Strategy			Principal Activity		Directorate
		C.2.2	Ensure people of all abilities and backgrounds can enjoy our public spaces and places	P.10	Deliver infrastructure and services that keep our community safe	Community Life
		C.2.3	Provide opportunities for people to participate in activities and events that celebrate our diverse community, history and culture	P.11	Deliver an accessible program of community and civic events that celebrate local, indigenous, existing and emerging cultures	General Manager's Office Community Life

Operational Plan 2024-25

Action	Service Area	Target
A.21 Undertake Royal Life Saving Aquatic Facility Safety Assessment (AFSA) Audit Program	Enfield Aquatic Centre (EAC)	Safety Score >90% (June 2025) 5 Star Water Safety Partner Accreditation >90% (June 2025)
A.22 Increase visitations through a range of incentives for the local community	Enfield Aquatic Centre (EAC)	4 new incentives delivered (June 2025)
A.23 Coordinate Council's CCTV Program	Community Safety	100% of CCTV requests processed within 5 working days (June 2025)
A.24 Implement initiatives from the Community Safety Plan that improves safety in partnership with NSW Police	Community Safety	100% of initiatives implemented (June 2025)
A.25 Implement the Child Safe Standards to become a child safe organisation	Community and Culture	Ongoing monitoring and training to ensure 100% compliance with Child Safe Policy (June 2025)
A.26 Deliver Council's ongoing program of civic and community ceremonies and events that celebrate local community and culture	Community and Culture	9 community events 5 activations 7 civic events (June 2025)
A.27 Support external partners to deliver community events	Community and Culture	6 external events supported (June 2025)
A.28 Undertake events and activities which celebrate Burwood's Sesquicentenary	Community and Culture	100% of scheduled events and activities delivered (June 2025)
A.29 Deliver regular citizenship ceremonies	Place Management and Communications	4 citizenship ceremonies delivered (June 2025)



STRATEGIC DIRECTION 2:

Places for people

Our places are built around people, protect our heritage and are well planned and liveable with housing, transport and infrastructure that meet the diverse and changing needs of our community.





Services which contribute

- Assets and Design
- City Development
- City Planning
- Information Technology
- Major Capital Works and Projects
- Operations
- Place Management and Communications
- Property
- Traffic and Transport

Relevant strategies and plans

- Affordable Housing Policy
- Asset Strategy and Asset Management Plan
- Burwood CBD Parking Strategy
- Burwood Contributions Plan
- Burwood Development Control Plan
- Burwood Local Environmental Plan
- Burwood Local Strategic Planning Statement
- Pedestrian Access and Mobility Plan for Burwood Town Centre
- Property Strategy
- Traffic and Transport Study

Measures

Satisfaction with:

- Traffic management and road safety (Baseline: 85%)
- Protection of heritage buildings and items (Baseline: 76%)
- Maintaining local roads (Baseline: 85%)
- Maintaining footpaths (Baseline: 83%)
- Long term planning for development in LGA (Baseline: 66%)
- Access to cycleways (Baseline: 58%)
- Development compatibility with the local area (Baseline: 65%)

Source: Community Satisfaction Survey, Micromex Research 2021

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Operational Plan 2024-25

Action	Service Area	Target
A.30 Provide efficient, timely development assessment services, including pre-DA support	City Development	Median net turnover time <65 days (June 2025)
A.31 Complete Planning Proposal for Gateway Determination including DCP, Public Domain Plan and Infrastructure Plan for Burwood North	City Planning	Planning Proposal gazetted (June 2025)
A.32 Prepare a scoping report to Council which includes a program of review of the planning framework, including a review of the LSPS, Local Housing Strategy and a comprehensive review of the Burwood LEP 2012 and Comprehensive DCP in order to respond to State led planning policies	City Planning	Report to December meeting of Council (December 2024)
A.33 Review and update the Burwood Contributions Plan to facilitate appropriate delivery of infrastructure	City Planning	Complete VPA Audit, complete Development Contributions Audit and complete policy review with implementation recommendations to meet future infrastructure needs (June 2025)
A.34 Investigate and prepare options that facilitate the delivery of additional capacity for mid-rise housing in appropriate locations across the LGA	City Planning	Investigations undertaken and options endorsed by Council (June 2025)
A.35 Investigate and prepare options that respond to State Government TOD SEPP Program	City Planning	Undertake Precinct scope identification, planning analysis constraints and opportunity mapping, preparation of Masterplan, community consultation, DCP and infrastructure framework for implementation by DPHI into TOD SEPP (September 2024)

Community Strategic Plan 2022-36				Delivery Program 2022-26		
Community Outcome	Strategy	Principal Activity	Directorate			
				P.13	Develop and implement planning policies to enhance and promote design excellence	City Strategy
	C.3.2	Protect our unique built heritage and maintain or enhance local character		P.14	Identify and plan for built heritage and local character	City Strategy
	C.3.3	Promote greater diversity of quality housing and affordability to meet current and future community needs		P.15	Facilitate the expansion of social, community and affordable housing through proactive policies and collaboration	City Planning
C.4	Sustainable, integrated transport, infrastructure and networks support population growth and improve liveability and productivity	C.4.1	Plan and manage transport infrastructure to meet current and future community needs	P.16	Design traffic facilities which improve the safe movement of pedestrians and vehicles	City Assets

Operational Plan 2024-25

Action	Service Area	Target
A.36 Work closely with neighbouring Councils on cross boundary planning issues to ensure Burwood's interests are communicated	City Planning	Collaborate with Strathfield Council on the development of the Strathfield Town Centre Masterplan (Ongoing) Investigate options related to LGA boundary change adjacent to PLC Croydon (December 2024)
A.37 Ensure that design excellence is assessed as part of the development application process	City Development	100% of eligible applications are referred to the Burwood Design Review Panel (June 2025)
A.38 Undertake a heritage assessment of all development applications relating to heritage items or conservation	City Development	100% of eligible applications are referred to Heritage Advisor for input (June 2025) Referral response <20 days (June 2025)
A.39 Complete Affordable Housing Strategy for inclusion in future comprehensive LEP review	City Planning	Affordable Housing Strategy adopted by Council (June 2025)
A.40 Investigate traffic hot spots and implement solutions such as pedestrian refuges, roundabouts or traffic calming devices	Traffic and Transport	100% of reported concerns considered by the Local Traffic Committee (June 2025)
A.41 Identify black spots based on accident history and apply for grant funding for facility upgrades	Traffic and Transport	Crash data review completed (June 2025)

Community Strategic Plan 2022-36				Delivery Program 2022-26		
Community Outcome		Strategy		Principal Activity		Directorate
				P.17	Ensure development provides sufficient off-street parking in line with Council policies	City Assets
				P.18	Deliver a preventative maintenance program for Council assets and facilities to ensure their ongoing viability	City Strategy Corporate Services
		C.4.2	Plan for a city that is safe, accessible and easy to get to and move around in	P.19	Develop and implement plans and strategies that make provision for infrastructure to support growth locations	City Strategy
				P.20	Undertake traffic and transport planning and works which deliver integrated pedestrian, traffic, roads and parking management and support alternative modes of transport	City Assets

Operational Plan 2024-25

Action	Service Area	Target
A.42 Undertake a review of parking provisions for required development applications	Traffic and Transport	Referral response time <20 days (June 2025)
A.43 Undertake design and upgrade of road infrastructure to improve performance, lifecycle and accessibility	Assets and Design	100% of budgeted upgrades delivered (June 2025)
A.44 Undertake CCTV camera inspections of Council's drainage network	Assets and Design	10% of network inspected (June 2025)
A.45 Undertake review of the condition of Council's building assets	Property	Review of Council's building assets completed (June 2025)
A.46 Review and update Development Contributions and VPA Frameworks to respond to State and Local Planning initiatives which increase density in the LGA	City Planning	Development Contributions and VPA Frameworks adopted by Council (June 2025)
A.47 Continue implementation of recommendations of the Traffic & Transport Study	Traffic and Transport	100% of year 2 recommendations implemented (June 2025)
A.48 Undertake review of Parking Strategy and continue to investigate parking initiatives to alleviate traffic congestion	Traffic and Transport	20% of the year 1 to 5 recommendations implemented (June 2025)

Community Strategic Plan 2022-36		Delivery Program 2022-26			
Community Outcome	Strategy	Principal Activity		Directorate	
C.5	Public and open spaces are high quality, welcoming, accessible, shaded, enjoyable places seamlessly connected with their surroundings	C.5.1	Plan and deliver quality public places and open spaces that fulfil and support diverse community needs and lifestyles	P.21	Implement innovative, sustainable technologies to improve the delivery of services and management of Council assets
				P.22	Deliver projects that activate streets, public and open spaces and enhance amenity, accessibility and safety

Operational Plan 2024-25

Action	Service Area	Target
A.49 Identify and apply for grant funding to implement actions of Active Transport Study	Traffic and Transport	50% of the year 1 to 2 recommendations implemented (June 2025)
A.50 Explore AI and automation opportunities	Information Technology	A minimum of 3 AI and automation opportunities explored (June 2025)
A.51 Western Sydney Infrastructure Grants (WSIG) project Burwood Urban Park Arts and Cultural Centre	Property	Preparation and commencement of construction (June 2025)
A.52 Review and update Burleigh Street Masterplan to identify precinct scope and housing development opportunities	City Strategy	Phase completion (June 2025)
A.53 Deliver place activation projects aligned with Council's Place Management Framework	Place Management and Communications	1 activation delivered (June 2025)
A.54 Coordinate the delivery of the WSIG program including reporting and the ongoing monitoring and evaluation of projects	Place Management and Communications	Implementation commenced and program reporting, monitoring and evaluation ongoing (June 2025)
A.55 WSIG project - installation of Library Pod in Henley Park	Property	Detailed design completed (June 2025)

Community Strategic Plan 2022-36				Delivery Program 2022-26			
Community Outcome		Strategy		Principal Activity		Directorate	
				P.23	Protect and enhance quality open spaces and recreational facilities that are diverse, accessible and responsive to changing needs	City Assets	

Operational Plan 2024-25

Action	Service Area	Target
A.56 Implement Masterplans for major parks and reserves	Assets and Design	Design and deliver WSIG funded projects in Burwood Park, Henley Park and Woodstock Park, in accordance with the respective Masterplans (June 2025) Update the Henley and Grant Park Plan of Management (June 2025)
A.57 WSIG project – Henley Park sportsfield upgrade including renewal of turf and spectator seating	Major Capital Works and Projects	Undertake initiation phase including design, consultation and procurement and commence construction (June 2025)
A.58 WSIG project – Burwood Park Inclusive Play Space Project – new inclusive play space, Exeloo, new BBQs	Major Capital Works and Projects	Undertake initiation phase including design, consultation and procurement and commence construction (June 2025)
A.59 WSIG project - Woodstock Park Sensory Garden Project – new landscaping, removal of playground and new seating	Major Capital Works and Projects	Undertake initiation phase including design, consultation and procurement and commence construction (June 2025)
A.60 WSIG project - park expansions at Portland/Shelley/Russell – New Green Open Space/park	Major Capital Works and Projects	Complete design, consultation and delivery (June 2025)
A.61 Flockhart Park playground and exercise equipment	Major Capital Works and Projects	Complete design, consultation and delivery (June 2025)
A.62 Coordinate the provision of stakeholder engagement, interagency collaboration and communication for the delivery of the WSIG program	Place Management and Communications	Implementation commenced and stakeholder engagement and communication ongoing (June 2025)



STRATEGIC DIRECTION 3:

Sustainable and protected environment

We work together to protect our natural resources and assets to ensure that our impact on the environment is reduced so we and future generations can live in a clean and sustainable environment.





Services which contribute

- Assets and Design
- City Development
- City Planning
- Community Safety
- Operations
- Property

Relevant strategies and plans

- Asset Strategy and Asset Management Plan
- Burwood Local Strategic Planning Statement
- Community Facilities and Open Space Strategy
- Plans of Management for Parks and Reserves
- Property Strategy
- Street Tree Management Strategy
- Sustainable Burwood Strategy

Measures

Satisfaction with:

- Availability and maintenance of sporting ovals, grounds and facilities (Baseline: 94%)
- Encouraging recycling (Baseline: 82%)
- Household garbage collection (Baseline: 93%)
- Maintenance of local parks and playgrounds (Baseline: 95%)
- Providing environmental education (Baseline: 74%)
- Stormwater management and flood mitigation (Baseline: 91%)
- Street tree maintenance (Baseline: 83%)

Source: Community Satisfaction Survey, Micromex Research 2021

Community Strategic Plan 2022-36				Delivery Program 2022-26		
Community Outcome		Strategy		Principal Activity		Directorate
C.6	The urban forest and natural environment are maintained, enhanced and connected	C.6.1	Maintain and increase green spaces, the urban tree canopy, natural shade and enhance biodiversity corridors	P.24	Maintain public parks and open spaces to maximise their use and people's enjoyment	City Assets
				P.25	Maintain and manage existing street trees and seek initiatives and opportunities to enhance the urban canopy	City Assets City Strategy
C.7	People and infrastructure contribute positively to the environment and respond to climate change	C.7.1	Deliver efficiency and innovation in the use of resources	P.26	Expand the use of sustainable technologies across Council facilities, parks and reserves	City Strategy
				P.27	Implement initiatives which work towards a net zero emissions community by 2050	City Strategy
		C.7.2	Develop strong planning controls to protect and support a green and sustainable environment	P.28	Provide land use planning framework and policies which enhance and protect open and green space	City Strategy
				P.29	Explore opportunities for improved sustainable building design outcomes and practices	City Strategy Community Life

Operational Plan 2024-25

Action		Service Area	Target
A.63	Undertake scheduled maintenance program for parks, reserves, playgrounds, sports fields and open spaces	Operations	131 additional trees planted across LGA open space (Parks) (June 2025) Scheduled maintenance program (Ongoing)
A.64	Implement the Street Tree Management Strategy	City Planning Assets and Design	Deliver National Tree Day Event (July 2024) Street Tree Planting Program delivered (June 2025)
A.65	Implement the 'big moves' identified in the Sustainable Burwood Strategy including new initiatives to reduce, reuse and recycle waste	City Planning	Review and prioritise the actions in the Sustainable Burwood Strategy and identify priorities and project timelines for implementation (December 2024)
A.66	Investigate the provision of vehicle charging stations across the LGA, including the introduction of new planning controls to encourage electric charging infrastructure	City Planning	Draft EV Strategy prepared and endorsed by Council (December 2024)
A.67	Investigate opportunity to develop a Public Spaces Strategy for LGA	City Planning	Scoping report with options presented to Council (June 2025)
A.68	Respond to and address complaints relating to building non-compliance	Community Safety	100% of investigations commenced within 7 days (June 2025) Minimum of 2 initiatives delivered to build awareness of building compliance (June 2025)

Community Strategic Plan 2022-36				Delivery Program 2022-26		
Community Outcome		Strategy		Principal Activity		Directorate
		C.7.3	Improve waste reduction, recycling and re-using practices in homes, workplaces, development sites, public places and Council assets	P.30	Implement initiatives which work towards a zero-waste community	City Strategy
				P.31	Provide the support, education and services people need to live sustainably	City Assets City Strategy

Operational Plan 2024-25

Action		Service Area	Target
A.69	Evaluate the results of the current FOGO (Food and Garden Organics) trial and investigate service expansion based on evaluation results	City Planning	Council endorsement to roll out FOGO service to single unit dwellings (SUDs) across the LGA (September 2024)
A.70	Deliver scheduled domestic and business kerbside waste and recycling collection service	Operations	Scheduled weekly domestic waste collection and fortnightly recycling with <1% of missed bins reported (Ongoing)
A.71	Deliver booked and scheduled household waste collection clean up service	Operations	Scheduled and booked bulk household waste service delivered with <1% of missed services reported (Ongoing)
A.72	Deliver litter management/removal service for major parks	Operations	Collection of litter bins in major parks (Daily)
A.73	Utilise bin audit data to provide information encouraging correct recycling practices	City Planning	Prepare waste education strategy to ensure that residents are encouraged to actively recycle, reuse and correctly dispose of waste (December 2024)



STRATEGIC DIRECTION 4:

Vibrant city and villages

Our business and entertainment precincts are economically sustainable and prosperous where residents, workers and visitors enjoy diverse retail, dining and entertainment experiences and interesting places that are attractive, active and welcoming.





Services which contribute

- City Development
- City Planning
- Community and Culture
- Community Safety
- Major Capital Works and Projects
- Operations
- Place Management and Communications
- Property
- Traffic and Transport

Relevant strategies and plans

- Asset Management Strategy and Plan
- Burwood Crime Prevention Plan
- Burwood Local Strategic Planning Statement
- Burwood Night Time Acceleration Plan
- Property Strategy
- Traffic and Transport Study

Measures

Satisfaction with:

- Attractiveness of town centres (Baseline: 88%)
- Availability of car parking in town centres (Baseline: 70%)
- Graffiti removal (Baseline: 87%)
- Removal of illegally dumped rubbish (Baseline: 84%)
- Street sweeping (Baseline: 84%)
- Suitability of local shops (Baseline: 88%)
- Support for local business (Baseline: 91%)
- Town centre cleaning (Baseline: 87%)

Source: Community Satisfaction Survey, Micromex Research 2021

Community Strategic Plan 2022-36			Delivery Program 2022-26		
Community Outcome	Strategy	Principal Activity	Directorate		
C.8 A thriving city and centrally located, strategic business and employment hub within Sydney	C.8.1 Promote Burwood as a great place to live, work, visit and invest in	P.32 Support the marketing and promotion of Burwood as a destination	General Manager's Office		
		P.33 Promote local infrastructure, services and initiatives which support the establishment and operation of local business	Community Life		
	C.8.2 Facilitate the growth and prosperity of local businesses and target the growth of business sectors and growth industries	P.34 Research and monitor the local economic landscape and identify opportunities for the enhancement of business, industry and jobs	General Manager's Office		
		P.35 Enhance and promote mix use buildings to ensure the Burwood CBD offers diverse employment opportunities and maintains its regional status	City Strategy		
C.9 Safe, clean and activated streets, centres and public places are enjoyed by people day and night	C.9.1 Develop place planning to activate the CBD, high streets and villages to support local businesses and foster local identity, creativity and culture	P.36 Activate key public places to foster productivity, economic recovery, community connection and local identity	General Manager's Office Community Life		

Operational Plan 2024-25

Action	Service Area	Target
A.74 Undertake marketing and promotional campaigns that promote Burwood as a destination and support local business	Place Management and Communications	1 campaign delivered (June 2025)
A.75 Coordinate the Shopfront Improvement and Enforcement Programs	Community Safety	100% of funds allocated in accordance with the Shopfront Improvement Policy (June 2025) 100% of shopfront enforcement program undertaken (June 2025)
A.76 Undertake research and consult with stakeholders to deliver business support programs	Place Management and Communications	NSW Small Business Month activity completed (June 2025) 1 consultation activity completed with local business groups (June 2025)
A.77 Undertake initiatives that support new economic growth in the Burwood North Precinct and Burwood Town Centre	City Planning	Initiatives that promote the future economic growth of the Burwood Town Centre and Burwood North Precinct including the expansion of the night time economy are implemented (June 2025)
A.78 Implement activities or initiatives that enhance Burwood's night time economy	Place Management and Communications	100% of Burwood After Dark year 1 actions implemented (June 2025)
A.79 Develop Sponsorship prospectus to support the growth of large-scale festivals and events	Community and Culture	4 large-scale festivals and/or events delivered (June 2025)

Community Strategic Plan 2022-36				Delivery Program 2022-26		
Community Outcome		Strategy	Principal Activity		Directorate	
			P.37 Plan for and implement public art programs that support local identity, culture and connection		Community Life City Strategy	
			P.38 Deliver attractive, healthy streetscapes and centres that are inviting and foster community pride		City Assets General Manager's Office	

Operational Plan 2024-25

Action	Service Area	Target
A.80 Implement Council's public art program to enhance and foster local identity and activate public spaces	Community and Culture	Minimum of 11 public art projects delivered (June 2025)
A.81 Facilitate the delivery of public art through private development	City Development	100% of all eligible development applications are supported by a public art strategy (June 2025)
A.82 Develop and coordinate diverse arts and cultural programs including the Burwood Art Prize	Community and Culture	Burwood Art Prize Exhibition (June 2025) 10% increase in the number of Art Prize entries (June 2025) 5 public programs (June 2025)
A.83 Develop and implement the Burwood Cultural Plan	Community and Culture	Cultural Plan adopted (February 2025) 25% of year 1 actions completed (June 2025)
A.84 WSIG Project - Burwood Main Street Transformation project	Place Management and Communications	Detailed design completed (February 2025) Construction commenced (March 2025) (pending WSIG deed execution)
A.85 WSIG Project - Deane Street Transformation/Shared Zone Project (Burwood Town Centre revitalisation)	Place Management and Communications	Detailed design completed (February 2025) Construction commenced (March 2025) (pending WSIG deed execution)
A.86 WSIG Project - Paisley Road	Major Capital Works and Projects	Commence initiation phase including design and consultation (June 2025)
A.87 WSIG Project - Strathfield Place-Making Project (Strathfield Precinct Transformation)	Place Management and Communications	Detailed design completed (February 2025) Construction commenced (March 2025) (pending WSIG deed execution)

Community Strategic Plan 2022-36				Delivery Program 2022-26		
Community Outcome		Strategy		Principal Activity		Directorate
		C.9.2	Plan and deliver infrastructure, services and information which safeguard public health and support community safety	P.39	Enforce compliance of local services, industry and businesses with regulations to ensure they operate in a manner that provides healthy options for the community	Community Life

Operational Plan 2024-25

Action	Service Area	Target
A.88 Implement scheduled program of sweeping of streets, Council car parks, commercial and town centres	Operations	3-weekly cycle for sweeping of local streets implemented (Ongoing) Sweeping of Council car parks conducted (Weekly) Mechanical sweeping of Burwood Road and side streets in Burwood CBD conducted (Daily)
A.89 Undertake mowing of verges for residents who are pensioners/with a qualifying medical condition	Operations	8 to 10 weekly cycle implemented for pensioners (Ongoing)
A.90 Deliver the Safe and Clean Program across key town centre locations	Operations	Safe and Clean Officers patrol and clear litter, spills and clean street furniture such as bin enclosures (Daily) Cleaning of glass screens in Burwood CBD completed (Quarterly) Pressure cleaning of town centre footpaths completed (Quarterly)
A.91 Carry out a regular program of inspections of development sites to ensure compliance with safe and sustainable practices	Community Safety	Active building sites patrolled (Minimum weekly basis)
A.92 Undertake scheduled and responsive inspections of cooling towers, water systems, food, health, beauty and cosmetic premises to identify and respond to risks	Community Safety	100% of inspections completed (Minimum once per annum)
A.93 Conduct regulatory inspections of health (pollution - land/water/air/noise), overgrown vegetation, boarding houses, water drainage and tree regulatory functions	Community Safety	100% of inspections completed (June 2025)

Community Strategic Plan 2022-36				Delivery Program 2022-26		
Community Outcome		Strategy	Principal Activity		Directorate	
				P.40	Educate residents on safe practices to reduce road incidents and fatalities	City Assets
				P.41	Deliver infrastructure, services and information which promote active, safe and clean streets and public places	Community Life City Assets City Strategy

Operational Plan 2024-25

Action	Service Area	Target
A.94 Deliver campaigns and provide initiatives to support the health of food premises	Community Safety	Minimum of 4 campaigns delivered annually including in multiple community languages (June 2025)
A.95 Undertake road safety campaigns and run targeted programs and initiatives to promote safety around schools and town centres, pedestrian and cycling safety	Traffic and Transport	Campaigns delivered in accordance with Centre for Road Safety as per Transport for NSW agreement (June 2025) Safety reviews conducted around schools and town centres (Annual)
A.96 Provide information and relevant campaigns to raise community awareness of companion animal responsibilities	Community Safety	Minimum of 2 campaigns delivered per annum (June 2025)
A.97 Undertake compliance inspections on dangerous and restricted dogs	Community Safety	100% of required inspections conducted (Annual)
A.98 Deliver services to address illegal dumping and graffiti in public spaces	Operations	90% of illegal dumping complaints investigated and removed in 2 business days (June 2025) 90% of reported graffiti removed within 5 days if non-offensive or 2 days if offensive (June 2025)
A.99 Maintain and clean the stormwater drainage network and clear blocked pits	Operations	Proactive maintenance and cleaning schedule of high-risk pits and pipes developed and delivered (June 2025)



STRATEGIC DIRECTION 5:

Open and collaborative leadership

A strong local democracy with an actively engaged community who are listened to, respected and who trust in our leaders experiences and interesting places that are attractive, active and welcoming.





Services which contribute

- City Planning
- Community and Culture
- Customer Experience and Business Improvement
- Finance
- Governance and Risk
- Information Technology
- People and Performance
- Place Management and Communications
- Procurement
- Property

Relevant strategies and plans

- Burwood Council Digital Strategy
- Burwood Community Engagement Strategy
- Burwood Council Customer Experience Strategy
- Incident Management Response Plan
- Property Strategy
- Workforce Management Plan

Measures

Satisfaction with:

- Provision of information to residents (Baseline: 82%)
- Information on Council website (Baseline 88%)
- Opportunities to contribute to Council's decision-making process (Baseline: 72%)
- Council's financial management (Baseline: 82%)
- Council policies and delivery plans (Baseline: 77%)

Source: Community Satisfaction Survey, Micromex Research 2021

Community Strategic Plan 2022-36			Delivery Program 2022-26		
Community Outcome	Strategy	Principal Activity	Directorate		
C.10 A well informed community active in civic life, local planning and decision making	C.10.1 Deliver strategic, relevant communications which facilitate understanding, dialogue and participation	P.42 Provide clear, targeted, accessible, timely and relevant information to the community	General Manager's Office		
C.11 Effective, innovative and collaborative leadership is underpinned by open, transparent and responsible governance	C.11.1 Conduct Council business with transparency, accountability, compliance and probity that ensures community confidence in decision making	P.43 Plan, monitor and report on the delivery of services and initiatives in accordance with the Integrated Planning and Reporting Framework under the Local Government Act	People and Performance Corporate Services		
	C.11.2 Provide opportunity for engagement with the community to inform Council's decision-making	P.44 Undertake community and stakeholder engagement and report decisions back to the community and stakeholders	General Manager's Office Community Life		

Operational Plan 2024-25

Action	Service Area	Target
A.100 Utilise a range of channels and new forms of communication to keep our community informed and enhance Council's reach and reputation including information drop-in sessions, online surveys, Mayoral street meetings and focus groups	Place Management and Communications	20% increase in online reach (June 2025) 2 Local Government and Industry award submissions completed (June 2025)
A.101 Undertake corporate planning and reporting	People and Performance	Performance reports completed (December 2024, June 2025) Community Strategic Plan reviewed and Delivery Program and Resourcing Strategy adopted (June 2025) 2025 - 26 Operational Plan adopted (June 2025)
A.102 Ensure all public information is accessible and made available in a timely manner	Governance and Risk	Policy review program maintained (June 2025) All legacy policies (public and corporate) fully accounted for (i.e. refreshed, retired, consolidated or scheduled for remedial action) (June 2025) 100% of information access applications determined in accordance with the Government Information (Public Access) Act (June 2025)
A.103 Undertake comprehensive community engagement programs to seek community input on Council projects, operations, initiatives and major decisions	Place Management and Communications	100% of major projects and activities are accompanied by appropriate methods of community engagement (June 2025) 100% of year 2 actions of Community Engagement Strategy implemented (June 2025)
A.104 Facilitate interagency networks and advisory committees to provide opportunities for collaboration and participation	Community and Culture	18 Council or Council led opportunities (June 2025)

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Operational Plan 2024-25

Action	Service Area	Target
A.105 Comply with financial management responsibilities to promote transparency and accountability	Finance	Quarterly budget reviews completed (October 2024; December 2024; March 2025; June 2025) 2025-26 annual budget adopted (June 2025) Long Term Financial Plan and 4-year budget forecast reviewed and amended (June 2025) Audited annual financial reports lodged with Office of Local Government (June 2025)
A.106 Implement and monitor appropriate investment strategies and prepare monthly investment reports	Finance	Investment returns > 0.25% above Reserve Bank Australia rate (June 2025)
A.107 Manage Council's property portfolio to optimise financial returns from Council owned properties	Property	Non residential property portfolio SQM vacancy rate <=10% (June 2025)
A.108 Sustain the Audit Risk and Improvement Committee (ARIC) to provide independent oversight and support continuous improvement	Governance and Risk	100% operating compliance with the ARIC's governing Charter (June 2025)
A.109 Fully embed new internal audit function arrangements as per Internal Audit Charter	Governance and Risk	Compliance with all statutory requirements issued by the NSW Government under the Risk Management and Internal Audit Guidelines for Local Government in NSW (June 2025)
A.110 Deliver a program of internal audits	Governance and Risk	Annual records management audit as per specifications issued by State Records NSW (April 2025) Minimum of 3 unique compliance and assurance audits per annum (June 2025) Annual cybersecurity audit conducted (June 2025)

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Operational Plan 2024-25

Action	Service Area	Target
A.111 Develop a Records Management Strategy based on insights from Records Management Assessment Tool analysis	Governance and Risk	Strategy and supporting road map finalised (March 2025)
A.112 Records digitisation program refreshed and continuously improved in conjunction with management of commercial off-site storage arrangements	Governance and Risk	Review digitisation program (December 2024)
A.113 Review and implement improvements to Council's Risk Management Framework	Governance and Risk	Risk Management Framework reviewed (October 2024) Review of operational risks conducted (February 2025)
A.114 Review and update framework for management and control of delegations and authorisations	Governance and Risk	Identify and implement business process improvements in the management and control of delegations and authorisations (June 2025)
A.115 Revitalisation of legislative compliance framework	Governance and Risk	Risk based approach to identifying key legislative obligations across the organisation completed along with details of officer roles and responsibilities (December 2024) Identify and implement business process improvements in the management of legislative compliance (June 2025)
A.116 Review of incident and claims management business processes	Governance and Risk	Processes reviewed and outcomes implemented (February 2025)
A.117 Fraud and corruption prevention framework reviewed	Governance and Risk	Framework reviewed (August 2024)
A.118 Complaints management framework reviewed	Governance and Risk	Framework reviewed (December 2024)
A.119 Undertake internal procurement audits and spot checks to monitor efficiency and compliance	Procurement	Minimum of 12 audits conducted (June 2025)

Community Strategic Plan 2022-36				Delivery Program 2022-26		
Community Outcome	Strategy			Principal Activity		Directorate
				P.49	Ensure transparency and accountability in decision making	Corporate Services
				P.50	Advance Council's Cyber Security capabilities to safeguard customer information and access to services	Corporate Services
		C.11.3	Deliver innovation and excellence in customer experience and service delivery	P.51	Deliver the right mix of services at Council's one-stop shop and high quality customer service for all points of contact	Community Life Corporate Services

Operational Plan 2024-25

Action	Service Area	Target
A.120 Deliver a progressive and accountable framework to support the elected body of Council and individual councillors	Governance and Risk	<p>Partner with NSW Electoral Commission in promotion and delivery of local government general election in accordance with statutory requirements (September 2024)</p> <p>Minimum of 10 ordinary meetings of Council per annum (June 2025)</p> <p>Minimum of 10 councillor briefings and workshops per annum (June 2025)</p> <p>Facilitation of councillor professional development program in accordance with Councillor Induction and Professional Development Guidelines issued by the NSW Government (Ongoing)</p>
A.121 Deliver a progressive and accountable framework to support the Burwood Local Planning Panel	Governance and Risk	100% compliance with directions issued by the NSW Minister for Planning for the operation of Planning Panels (Ongoing)
A.122 Carry out procurement training including refresher training to ensure Council's procurement activities are efficient and effective	Procurement	Minimum of 10 training sessions provided (June 2025)
A.123 Implement Cyber Security Mitigation Strategies and security controls in line with Essential 8 Maturity Level 1	Information Technology	100% compliance with Australian Signals Directorate's Essential 8 Maturity Level 1 requirements (June 2025)
A.124 Ensure Council service standards reflect community expectations and customers are attended to in line with service standards	Customer Experience and Business Improvement	<p>80% of calls answered within 40 seconds (Ongoing)</p> <p><5% call abandonment rate (Ongoing)</p> <p>80% of customers served at the counter within 5 minutes (Ongoing)</p>
A.125 Monitor and report on Customer Feedback Program to track real-time satisfaction with Council services including Enfield Aquatic Centre	Customer Experience and Business Improvement	Overall customer experience score >8.0 (Ongoing)

Community Strategic Plan 2022-36				Delivery Program 2022-26		
Community Outcome		Strategy	Principal Activity		Directorate	
				P.52	Implement a service review program for core Council services and functions to ensure ongoing business excellence	Community Life
				P.53	Increase efficiencies and streamline business processes through the enhancement of Information Technology systems	Corporate Services

Operational Plan 2024-25

Action		Service Area	Target
A.126	Conduct Mystery Shopping Program across Council	Customer Experience and Business Improvement	Program completed (March 2025)
A.127	Deliver pop up Customer Experience stalls to reach customers who do not ordinarily interact with Council and increase knowledge of Council services	Customer Experience and Business Improvement	Minimum 6 pop up Customer Experience stalls (June 2025)
A.128	Implement digital customer experience enhancements	Information Technology	100% of digital enhancements delivered aligned with the Council's Customer Experience Strategy (Ongoing)
A.129	Introduce automation to improve customer response times and reduce human error	Information Technology	100% of automation initiatives delivered aligned with the Council's Customer Experience Strategy (Ongoing)
A.130	Implement the Customer Experience Strategy	Customer Experience and Business Improvement	100% of year 2 actions implemented (June 2025)
A.131	Implement service review program as per the schedule to deliver improved services and efficiencies	Customer Experience and Business Improvement	Undertake "Customer Journey Mapping" of high use Council services (June 2025)
A.132	Review and streamline procurement business processes, forms and templates	Procurement	Review conducted and processes streamlined (June 2025)
A.133	Rationalise and integrate the information systems used in the delivery of Council services	Information Technology	Retire legacy systems and complete implementation of single Enterprise Resource Planning (ERP) system (December 2024)
A.134	Maintain Council's IT Hardware to support the effective delivery of Council services	Information Technology	Upgrade IT hardware in line with 4 year refresh cycle (Ongoing)

Community Strategic Plan 2022-36				Delivery Program 2022-26		
Community Outcome		Strategy	Principal Activity		Directorate	
		C.11.4	Build and maintain strong partnerships and advocate on behalf of the community	P.54	Develop strategic partnerships with State, peak community agencies, industry and neighbour councils to respond to local needs, growth and emerging issues	City Strategy Community Life General Manager's Office
				P.55	Maintain a high-quality workforce that is committed to delivering on our community's and Council's vision and goals	People and Performance

Operational Plan 2024-25

Action		Service Area	Target
A.135	Upgrade systems and applications to support the effective delivery of Council services	Information Technology	Systems and applications upgraded in line with Council's systems upgrade plan (Ongoing)
A.136	Improve access to information by expanding the use of Geographical Information Systems	Information Technology	At least 75 users including mobile workforce accessing the Council GIS systems including integration with the Burwood Council ERP system (June 2025) 2 new GIS tools to be introduced to improve the functionality of GIS systems (June 2025)
A.137	Seek partnership or funding opportunities that address Council and community needs	Place Management and Communications	Partnerships strengthened and funding applications submitted where appropriate (June 2025)
A.138	Promote the availability of Schools as Shared Spaces programs and investigate additional options for shared use of school facilities	Community and Culture	1 new proposal for Schools as Shared Spaces submitted (June 2025)
A.139	Work with SSROC to champion new sustainable technologies, policies and procedures	City Planning	Actively support and participate in the delivery of SSROC initiatives around waste education and sustainability (Ongoing)
A.140	Implement year 3 actions of the Workforce Management Plan	People and Performance	100% of year 3 actions completed (June 2025)

Budget overview 2024–2025

Delivering for our community

Burwood Council's Budget 2024/25 and four year projections have been developed with a clear focus on delivering the community's long term vision outlined in the Burwood2036 Community Strategic Plan.

The Operational Plan puts into action the objectives the community has identified as high-priority and forms part of the Delivery Program 2022/2026.

The following major projects have been considered in the budget:

- Burwood Urban Park Arts and Cultural Centre
- Enfield Aquatic Centre upgrade
- Western Sydney Infrastructure Grants (WSIG) Program Capital Works projects
- Parks and Playground upgrade
- Ongoing infrastructure and renewal works
- Stormwater drainage upgrade

Funding our future

In addition to delivering these services to the community, Council is committed to maintaining long term financial sustainability and aims to achieve this through strategic planning and prudent investment.

To ensure Council continues to deliver services at its current level, Council has applied the Independent Pricing and Regulatory Tribunal (IPART) Rate Peg of 4.8% for the 2024-25 financial year.

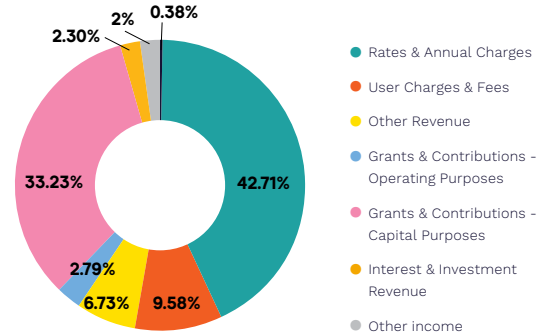


Item Number 29/24 - Attachment 2

Delivery Program and Draft Operational Plan - Public Exhibition

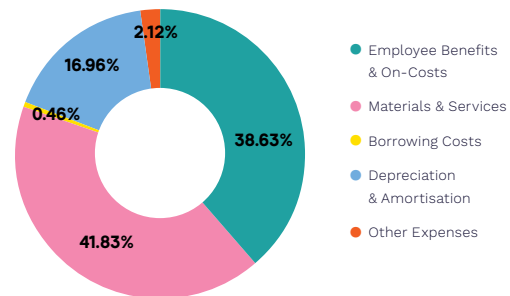
Revenue

	'000
Rates & Annual Charges	40,923
User Charges & Fees	9,176
Other Revenues	6,452
Grants & Contributions - Operating Purposes	2,674
Grants & Contributions - Capital Purposes	31,841
Interest & Investment Revenue	2,200
Other Income	2,196
Net Gain from the disposal of assets	360
Total Operating Revenue	95,823



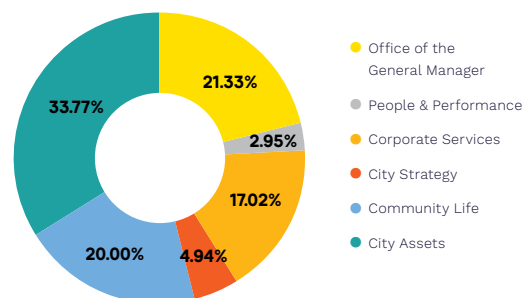
Expenditure

	'000
Employee Benefits & On-Costs	25,259
Materials & Services	27,355
Borrowing Costs	298
Depreciation & Amortisation	11,090
Other Expenses	1,389
Total Operating Expenditure	65,390



Operating Expenditure Summary by Directorate

	'000
Office of the General Manager	13,947
People & Performance	1,931
Corporate Services	11,126
City Strategy	3,228
Community Life	13,078
City Assets	22,080
Total Operating Expenditure	65,390



Directorate Summary Operational

Function	Team	Opex Exp '000	
Office of the General Manager			
General Manager	General Manager	12,492	
General Manager	General Manager - Mayor Office	253	
General Manager	General Manager - Place Management & Communications	1,203	
Total General Manager		13,947	
People & Performance			
People & Performance	People & Performance	1,611	
People & Performance	People & Performance - Work Health & Safety	320	
Total People & Performance		1,931	
Corporate Services			
Corporate Services	Corporate Services	328	
Corporate Services	Corporate Services - Finance	1,625	
Corporate Services	Corporate Services - Procurement	175	
Corporate Services	Corporate Services - Property	2,788	
Corporate Services	Corporate Services - Governance & Risk	3,076	
Corporate Services	Corporate Services - Information Technology	3,135	
Total Corporate Services		11,126	
Community Life			
Community Life	Community Life	574	
Community Life	Community Life - Community & Culture	2,256	
Community Life	Community Life - Library & Community Hub	2,694	
Community Life	Community Life - Customer Experience & Business Improvement	987	
Community Life	Community Life - Community Safety	3,127	
Community Life	Community Life - Enfield Aquatic Centre	3,440	
Total Community Life		13,078	
City Assets			
City Assets	City Assets	599	
City Assets	City Assets - Assets & Design	1,238	
City Assets	City Assets - Traffic & Transport	2,283	
City Assets	City Assets - Operations	17,959	
Total City Assets		22,080	
City Strategy	City Strategy	378	
City Strategy	City Strategy - City Development	1,590	
City Strategy	City Strategy - City Planning	1,260	
Total City Strategy		3,228	
Consolidated Result		65,390	

Item Number 29/24 - Attachment 2
Delivery Program and Draft Operational Plan - Public Exhibition

Opex Rev '000	Capital Exp '000	Dep Write back '000	Loan Repayment '000	Transfer to Reserve '000	Transfer from Reserve '000	Net Movement in Working Capital '000
(65,762)	23,708	(10,842)	524	8500	-1000	(32,381)
-	-			0	0	253
-	-			0	0	1,203
(65,762)	23,708	(10,842)	524	8,500	(1,000)	(30,925)
-	-			0	-80	1,531
(70)	-			0	0	250
(70)	-	-	-	-	(80)	1,781
-	-			0	0	328
(148)	-			0	0	1,477
-	-			0	0	175
(3,429)	-			220	0	(420)
(26)	-			-200	0	2,850
-	460			0	-460	3,135
(3,603)	460	-	-	20	(460)	7,543
-	-			0	0	574
(123)	-			0	0	2,133
(199)	190			0	0	2,686
(3)	-			0	0	983
(5,648)	-			0	0	(2,521)
(2,100)	-			50	0	1,390
(8,073)	190	-	-	50	-	5,245
-	-			0	0	599
(293)	7,206			0	-992.648	7,159
(4,728)	232			100	0	(2,113)
(12,113)	2,126			545	-1112.35	7,404
(17,134)	9,564	-	-	645	(2,105)	13,050
-	-			0	0	378
(1,011)	-			0	0	579
(170)	-			0	-325	765
(1,181)	-	-	-	-	(325)	1,722
(95,823)	33,922	(10,842)	524	9,215	(3,970)	(1,584)

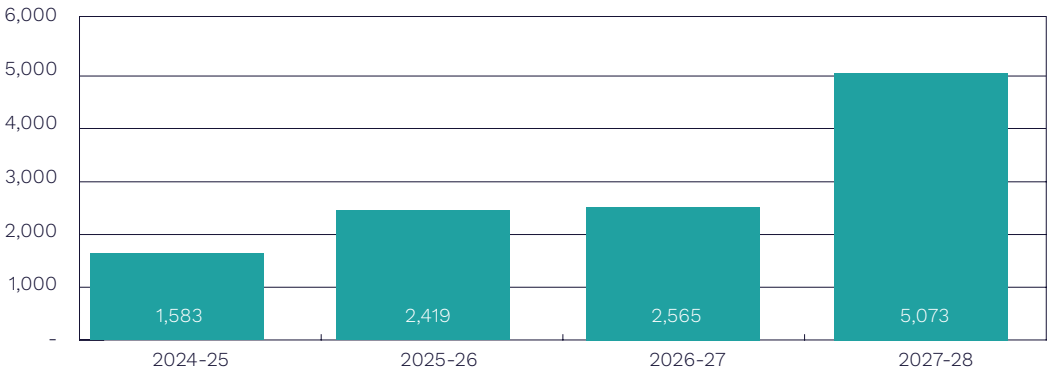
Division Summary

Capital Works

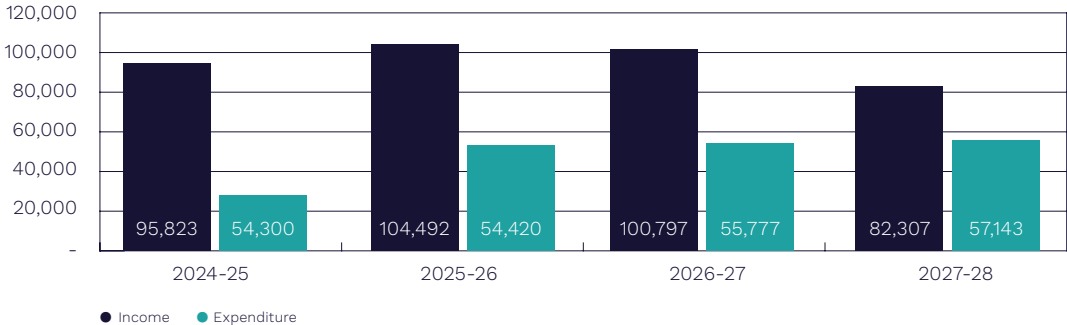
Division	Project	Amount (\$'000)
City Assets	Civil Construction & Maintenance - Projects Restorations & Assets Allocation	772,500
	Heavy Fleet Acquisitions	573,000
	Light Fleet Acquisitions	780,000
	Projects Footpaths Allocation	528,938
	Projects Kerb & Gutter Allocation	453,375
	Projects Park Improvements Allocation	277,063
	Projects Playgrounds Allocation	498,296
	Projects Roads Allocation	1,964,625
	Projects Street Furniture Allocation	120,900
	Projects Town Centre Beautification Allocation	503,750
	Projects Traffic Facilities Allocation	231,725
	Roads to Recovery/LRCI Allocation	169,168
	Stormwater Management Drains	2,488,710
	Street Footpath Landscaping	100,750
	Street Name Signs/Gateway - Coronation/Georges River	100,750
City Assets Total		9,563,550
Community Life	Library Collection	150,000
	Library Resources	40,000
Community Life Total		190,000
Corporate Services	Information Technology - Projects Allocation	460,000
Corporate Services Total		460,000
General Manager	General Manager - Projects Allocation	150,000
	Projects WSIG - Allocation	1,663,746
	WSIG Paisley Road	3,106,688
	WSIG Burwood Library Pod	753,850
	WSIG Burwood Main Street	2,870,360
	WSIG Burwood Park Inclusive Play Space	1,845,016
	WSIG Deane Street	1,505,766.35
	WSIG Henley Park Sports Field	956,727.26
	WSIG Park Expansions - Portland St	607,747.88
	WSIG Park Expansions - Russell St	-
	WSIG Stage 2 - Burwood Urban Park Arts and Cultural Centre	2,999,997
	WSIG Stage 2 - Enfield Aquatic Centre - Redevelopment	5,499,997
	WSIG Strathfield Place Making Project	864,333
	WSIG Woodstock Park Sensory Garden	883,922
General Manager Total		23,708,151
Grand Total		33,921,701



Forecasted Budget Result
2024-25 to 2027-28



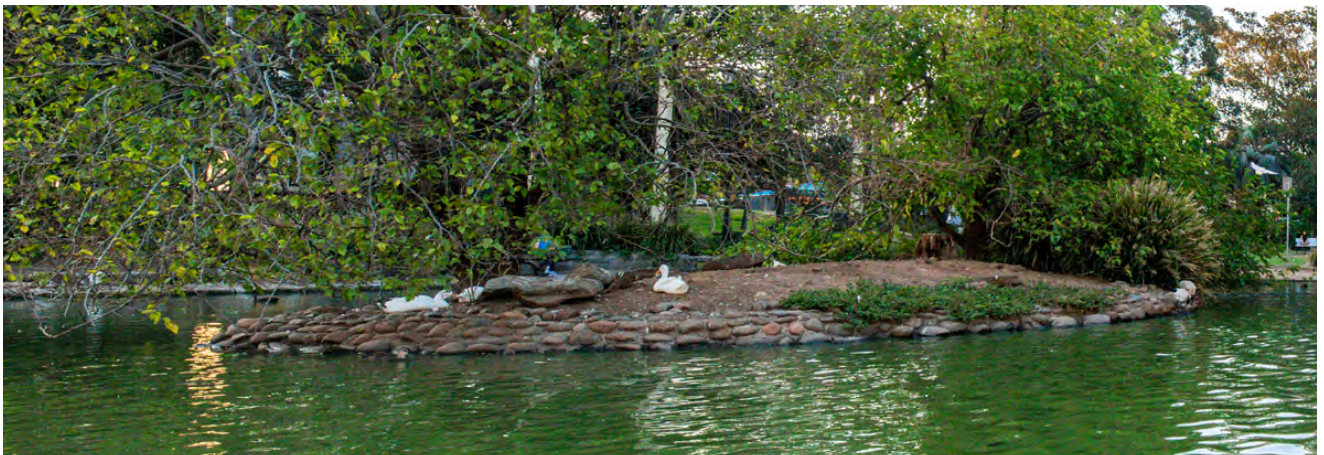
Operating – Income v Expenditure
(excluding depreciation)



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Delivery Program and Draft Operational Plan - Public Exhibition

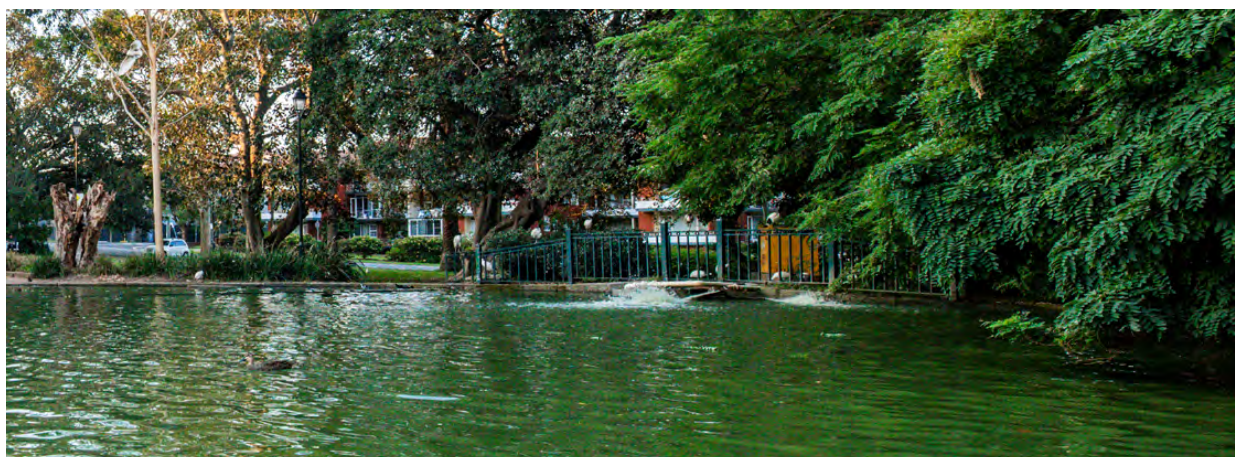
**Forward Estimates
of Income & Expenditure**

	Budget 2024-25 Estimate '000	Budget 2025-26 Estimate '000	Budget 2026-27 Estimate '000	Budget 2027-28 Estimate '000
Income from continuing operations				
Rates & Annual Charges	(40,923)	(42,151)	(43,205)	(44,285)
User Charges & Fees	(9,176)	(9,451)	(9,688)	(9,930)
Other Revenues	(6,452)	(6,646)	(6,812)	(6,982)
Grants & Contributions - Operating Purposes	(2,674)	(2,754)	(2,823)	(2,894)
Grants & Contributions - Capital Purposes	(31,841)	(38,590)	(33,248)	(13,079)
Interest & Investment Revenue	(2,200)	(2,266)	(2,323)	(2,381)
Other Income	(2,196)	(2,262)	(2,319)	(2,377)
Net Gain from the disposal of assets	(360)	(371)	(380)	(380)
Net share of interest in Joint Ventures	-	-	-	-
Total income from continuing operations	(95,823)	(104,492)	(100,797)	(82,307)
Expenses from continuing operations				
Employee Benefits & On-Costs	25,259	26,016	26,667	27,333
Materials & Services	27,355	26,682	27,349	28,033
Borrowing Costs	298	298	301	281
Depreciation & Amortisation	11,090	11,367	11,651	11,942
Other Expenses	1,389	1,424	1,459	1,496
Loss on Disposal of Assets	-	-	-	-
Fair Value Decrement on Investment Properties	-	-	-	-
Total expenses from continuing operations	65,390	65,787	67,428	69,085
(Surplus) deficit from continuing operations	(30,433)	(38,705)	(33,369)	(13,222)
(Surplus) deficit from continuing operations before capital amounts	(1,408)	(114)	(121)	(143)



Forward Estimates of Income & Expenditure:
Office of the General Manager

	Budget 2024-25 Estimate '000	Budget 2025-26 Estimate '000	Budget 2026-27 Estimate '000	Budget 2027-28 Estimate '000
Income from continuing operations				
Rates & Annual Charges	(31,663)	(32,613)	(33,428)	(34,264)
User Charges & Fees	-	-	-	-
Other Revenues	-	-	-	-
Grants & Contributions - Operating Purposes	(1,065)	(1,097)	(1,124)	(1,152)
Grants & Contributions - Capital Purposes	(30,834)	(37,554)	(32,185)	(11,990)
Interest & Investment Revenue	(2,200)	(2,266)	(2,323)	(2,381)
Other Income	-	-	-	-
Net Gain from the disposal of assets	-	-	-	-
Net share of interest in Joint Ventures	-	-	-	-
Total income from continuing operations	(65,762)	(73,530)	(69,060)	(49,787)
Expenses from continuing operations				
Employee Benefits & On-Costs	801	825	846	867
Materials & Services	753	771	791	811
Borrowing Costs	287	294	301	281
Depreciation & Amortisation	10,842	11,113	11,391	11,676
Other Expenses	1,264	1,296	1,328	1,361
Loss on Disposal of Assets	-	-	-	-
Fair Value Decrement on Investment Properties	-	-	-	-
Total expenses from continuing operations	13,947	14,300	14,657	14,995
(Surplus) deficit from continuing operations	(51,815)	(59,230)	(54,403)	(34,792)
(Surplus) deficit from continuing operations before capital amounts	(20,981)	(21,676)	(22,218)	(22,802)



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Forward Estimates of Income & Expenditure:
Corporate Services

	Budget 2024-25 Estimate '000	Budget 2025-26 Estimate '000	Budget 2026-27 Estimate '000	Budget 2027-28 Estimate '000
Income from continuing operations				
Rates & Annual Charges	(28)	(29)	(30)	(30)
User Charges & Fees	(358)	(368)	(377)	(387)
Other Revenues	(1,136)	(1,170)	(1,199)	(1,229)
Grants & Contributions - Operating Purposes	(5)	(5)	(5)	(5)
Grants & Contributions - Capital Purposes	-	-	-	-
Interest & Investment Revenue	-	-	-	-
Other Income	(2,076)	(2,139)	(2,192)	(2,247)
Net Gain from the disposal of assets	-	-	-	-
Net share of interest in Joint Ventures	-	-	-	-
Total income from continuing operations	(3,603)	(3,711)	(3,804)	(3,899)
Expenses from continuing operations				
Employee Benefits & On-Costs	3,954	4,073	4,175	4,279
Materials & Services	7,172	6,459	6,620	6,786
Borrowing Costs	-	-	-	-
Depreciation & Amortisation	-	-	-	-
Other Expenses	-	-	-	-
Loss on Disposal of Assets	-	-	-	-
Fair Value Decrement on Investment Properties	-	-	-	-
Total expenses from continuing operations	11,126	10,532	10,795	11,065
(Surplus) deficit from continuing operations	7,523	6,821	6,991	7,166
(Surplus) deficit from continuing operations before capital amounts	7,523	6,821	6,991	7,166



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Delivery Program and Draft Operational Plan - Public Exhibition

Forward Estimates of Income & Expenditure:
City Assets

	Budget 2024-25 Estimate '000	Budget 2025-26 Estimate '000	Budget 2026-27 Estimate '000	Budget 2027-28 Estimate '000
Income from continuing operations				
Rates & Annual Charges	(9,225)	(9,502)	(9,740)	(9,983)
User Charges & Fees	(5,210)	(5,367)	(5,501)	(5,638)
Other Revenues	(21)	(22)	(23)	(23)
Grants & Contributions - Operating Purposes	(1,375)	(1,416)	(1,452)	(1,488)
Grants & Contributions - Capital Purposes	(942)	(970)	(994)	(1,019)
Interest & Investment Revenue	-	-	-	-
Other Income	-	-	-	-
Net Gain from the disposal of assets	(360)	(371)	(380)	(380)
Net share of interest in Joint Ventures	-	-	-	-
Total income from continuing operations	(17,134)	(17,648)	(18,089)	(18,531)
Expenses from continuing operations				
Employee Benefits & On-Costs	7,353	7,574	7,763	7,957
Materials & Services	14,468	14,730	15,098	15,475
Borrowing Costs	11	4	-	-
Depreciation & Amortisation	248	254	260	267
Other Expenses	-	-	-	-
Loss on Disposal of Assets	-	-	-	-
Fair Value Decrement on Investment Properties	-	-	-	-
Total expenses from continuing operations	22,080	22,561	23,121	23,699
(Surplus) deficit from continuing operations	4,946	4,914	5,032	5,168
(Surplus) deficit from continuing operations before capital amounts	5,888	5,883	6,027	6,187



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Delivery Program and Draft Operational Plan - Public Exhibition

Forward Estimates of Income & Expenditure:
City Strategy

	Budget 2024-25 Estimate '000	Budget 2025-26 Estimate '000	Budget 2026-27 Estimate '000	Budget 2027-28 Estimate '000
Income from continuing operations				
Rates & Annual Charges	(7)	(7)	(7)	(8)
User Charges & Fees	(1,122)	(1,156)	(1,185)	(1,214)
Other Revenues	(52)	(54)	(55)	(56)
Grants & Contributions - Operating Purposes	-	-	-	-
Grants & Contributions - Capital Purposes	-	-	-	-
Interest & Investment Revenue	-	-	-	-
Other Income	-	-	-	-
Net Gain from the disposal of assets	-	-	-	-
Net share of interest in Joint Ventures	-	-	-	-
Total income from continuing operations	(1,181)	(1,216)	(1,247)	(1,278)
Expenses from continuing operations				
Employee Benefits & On-Costs	2,366	2,437	2,497	2,560
Materials & Services	863	628	644	660
Borrowing Costs	-	-	-	-
Depreciation & Amortisation	-	-	-	-
Other Expenses	-	-	-	-
Loss on Disposal of Assets	-	-	-	-
Fair Value Decrement on Investment Properties	-	-	-	-
Total expenses from continuing operations	3,228	3,064	3,141	3,220
(Surplus) deficit from continuing operations	2,047	1,848	1,894	1,942
(Surplus) deficit from continuing operations before capital amounts	2,047	1,848	1,894	1,942



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Delivery Program and Draft Operational Plan - Public Exhibition

Forward Estimates of Income & Expenditure:
Community Life

	Budget 2024-25 Estimate '000	Budget 2025-26 Estimate '000	Budget 2026-27 Estimate '000	Budget 2027-28 Estimate '000
Income from continuing operations				
Rates & Annual Charges	-	-	-	-
User Charges & Fees	(2,486)	(2,561)	(2,625)	(2,690)
Other Revenues	(5,173)	(5,328)	(5,461)	(5,598)
Grants & Contributions - Operating Purposes	(229)	(236)	(242)	(248)
Grants & Contributions - Capital Purposes	(65)	(67)	(68)	(70)
Interest & Investment Revenue	-	-	-	-
Other Income	(120)	(124)	(127)	(130)
Net Gain from the disposal of assets	-	-	-	-
Net share of interest in Joint Ventures	-	-	-	-
Total income from continuing operations	(8,073)	(8,315)	(8,523)	(8,736)
Expenses from continuing operations				
Employee Benefits & On-Costs	9,365	9,646	9,887	10,134
Materials & Services	3,588	3,570	3,660	3,751
Borrowing Costs	-	-	-	-
Depreciation & Amortisation	-	-	-	-
Other Expenses	125	128	131	135
Loss on Disposal of Assets	-	-	-	-
Fair Value Decrement on Investment Properties	-	-	-	-
Total expenses from continuing operations	13,078	13,344	13,678	14,020
(Surplus) deficit from continuing operations	5,005	5,029	5,155	5,284
(Surplus) deficit from continuing operations before capital amounts	5,070	5,096	5,223	5,354



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Delivery Program and Draft Operational Plan - Public Exhibition

**Forward Estimates of Income & Expenditure:
People & Performance**

	Budget 2024-25 Estimate '000	Budget 2025-26 Estimate '000	Budget 2026-27 Estimate '000	Budget 2027-28 Estimate '000
Income from continuing operations				
Rates & Annual Charges	-	-	-	-
User Charges & Fees	-	-	-	-
Other Revenues	(70)	(72)	(74)	(76)
Grants & Contributions - Operating Purposes	-	-	-	-
Grants & Contributions - Capital Purposes	-	-	-	-
Interest & Investment Revenue	-	-	-	-
Other Income	-	-	-	-
Net Gain from the disposal of assets	-	-	-	-
Net share of interest in Joint Ventures	-	-	-	-
Total income from continuing operations	(70)	(72)	(74)	(76)
Expenses from continuing operations				
Employee Benefits & On-Costs	1,419	1,462	1,499	1,536
Materials & Services	511	524	537	551
Borrowing Costs	-	-	-	-
Depreciation & Amortisation	-	-	-	-
Other Expenses	-	-	-	-
Loss on Disposal of Assets	-	-	-	-
Fair Value Decrement on Investment Properties	-	-	-	-
Total expenses from continuing operations	1,931	1,986	2,036	2,087
(Surplus) deficit from continuing operations	1,861	1,914	1,962	2,011
(Surplus) deficit from continuing operations before capital amounts	1,861	1,914	1,962	2,011



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Delivery Program and Draft Operational Plan - Public Exhibition

Balance Sheet

	Budget 2024-25 Estimate '000	Budget 2025-26 Estimate '000	Budget 2026-27 Estimate '000	Budget 2027-28 Estimate '000
Assets				
Current Assets				
Cash & cash equivalents	15,593	12,283	9,578	9,396
Investments	22,550	27,550	32,550	37,550
Receivables	4,257	4,257	4,257	4,257
Inventories	7	7	7	7
Other	344	344	344	344
Total Current Assets	42,751	44,441	46,736	51,554
Non-Current Assets				
Investments	25,000	25,000	25,000	25,000
Infrastructure, property, plant & equipment	627,625	663,205	693,098	700,305
Investment property	5,000	5,000	5,000	5,000
Intangible assets	211	211	211	211
Right of use assets	743	743	743	743
Total Non-Current Assets	658,579	694,159	724,052	731,259
Total Assets	701,330	738,601	770,788	782,814
Liabilities				
Current Liabilities				
Payables	9,963	9,213	8,463	7,713
Contract Liabilities	-	-	-	-
Lease Liabilities	268			
Borrowings	416	431	447	314
Provisions	5,582	5,582	5,582	5,582
Total Current Liabilities	16,229	15,226	14,492	13,609
Non-Current Liabilities				
Lease Liabilities				
Borrowings	3,444	3,013	2,566	2,253
Provisions	134	134	134	134
Total Non-Current Liabilities	3,578	3,147	2,700	2,387
Total Liabilities	19,807	18,373	17,192	15,995
Net Assets	681,523	720,228	753,596	766,818
Equity				
Retained earnings	326,483	365,188	398,557	411,779
Revaluation reserves	355,039	355,039	355,039	355,039
Total Equity	681,522	720,227	753,596	766,818

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Delivery Program and Draft Operational Plan - Public Exhibition

Cash Flow Statement

	Budget 2024-25 Estimate '000	Budget 2025-26 Estimate '000	Budget 2026-27 Estimate '000	Budget 2027-28 Estimate '000
Cash Flows from Operating Activities				
Receipts	97,128	104,121	100,417	81,927
Payments	(54,450)	(55,154)	(56,244)	(57,612)
Net Cash Flow from Operating Activities	42,678	48,967	44,172	24,315

Cash Flows from Investing Activities				
Receipts				
Sale of Investments	30,000	30,000	30,000	30,000
Sale of Infrastructure, Property, Plant & Equipment	-	-	-	-
Payments				
Purchase of Investments	(35,000)	(35,000)	(35,000)	(35,000)
Purchase of Intangible Assets	-	-	-	-
Purchase of Property Plant & Equipment	(33,922)	(46,576)	(41,164)	(18,769)
Net Cash Flow from Investing Activities	(38,922)	(51,576)	(46,164)	(23,769)

Cash Flows from Financing Activities				
Receipts - Borrowings	-	-	-	-
Payments - Borrowings	(812)	(700)	(714)	(727)
Payments - Principal Component of lease payments	(268)			
Net Cash Flow from Financing Activities	(1,080)	(700)	(714)	(727)
Net change in Cash and Cash Equivalents	2,676	(3,309)	(2,706)	(181)
Plus: Cash & Cash Equivalents at beginning of the year	12,917	15,593	12,283	9,578
Cash & Cash Equivalents at end of the year	15,593	12,283	9,578	9,396
Plus Investments on hand - end of year	47,550	52,550	57,550	62,550
Total Cash, Cash Equivalents and Investments	63,143	64,833	67,128	71,946

Cash and Investments				
External Restrictions	23,255	31,255	39,255	47,255
Internal Restrictions	23,658	23,658	23,658	21,658
Unrestricted	16,230	9,920	4,215	3,033
Total Cash, Cash Equivalents and Investments	63,143	64,833	67,128	71,946

Statement of Revenue Policy 2024–2025

Pursuant to Section 491 of the 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 2024-2025 with the IPART - Rate Peg increase of 4.8% and proposed rates are shown in the following table:

2024/2025 Rating Structure with +4.8% IPART 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	10,541*	0.00107525	4,466*	\$1,207.59	\$17,998,103
Ordinary	Business A	445*	0.0018573	164*	\$1,320.56	\$1,721,321
Ordinary	Business B	41	0.00276938	3	\$1,320.56	\$630,344
Ordinary	Business C	30	0.00276604	2	\$1,320.56	\$513,857
Ordinary	Business D	42	0.00629128	4	\$1,689.33	\$2,814,457
Ordinary	Residential Town Centre	3837	0.00069754	3,801	\$1,539.99	\$6,084,879
Ordinary	Town Centre - Minor Business	483	0.00218338	309	\$1,689.33	\$1,957,243
Total		15,419		8,749		\$31,720,204



Statement of Revenue Policy 2024–2025 cont'd

*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 2024-2025 will be levied on land valuations supplied by the NSW Valuer General with a base date of 1 July 2022.

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 not determined the maximum rate of interest payable on overdue rates and charges for the period 1 July 2024 to 30 June 2025 (inclusive), however until such time the current rate is 10.5% per annum. Once Council is notified the rate will be changed.

Statement of Revenue Policy 2024–2025 cont'd

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.

In the 2020-2021 rating year the additional rebate was increased to: \$125.

In the 2021-2022 rating year the additional rebate was increased to: \$150 as a one off additional increase as a continuation of relief measures in response to the COVID-19 pandemic.

In the 2022-23 rating year the additional rebate will revert to: \$125 as per Mayoral Minute 8/21.

In the 2023-24 rating year the additional rebate will be \$125.

In the 2024-25 rating year the additional rebate will be \$125.

Charges

Stormwater Management Service Charge

The Stormwater Management Service Charge (SMSC) was introduced in the 2013-14 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 Stormwater Management Service Charges is estimated to be \$301,500.



Statement of Revenue Policy 2024–2025 cont'd

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 2024-2025 it is proposed that the *standard* Residential Waste Service Charge will be set at \$580.75, representing an increase of \$33 compared to the 2023-2024 Residential Waste Service Charge.

The yield of the Residential Waste Service Charges is estimated to be \$9,264,247.

Section 611 Charges

The approximate yield for the s611 Charges (Gas Mains Assessment) is estimated to be \$28,000.

Fees

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 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 Draft Schedule of Fees & Charges for 2024-2025 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 is listed in the budget.

Borrowings

Council has no proposed borrowings during the 2024-2025 financial year.

Any borrowings 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.

Statement of Revenue Policy 2024–2025 cont'd

Goods & Services Tax (GST) Provisions

Those goods and/or services that have been subject to GST have been identified in Council's Draft Schedule of Fees & 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 & Charges for 2024-2025 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.





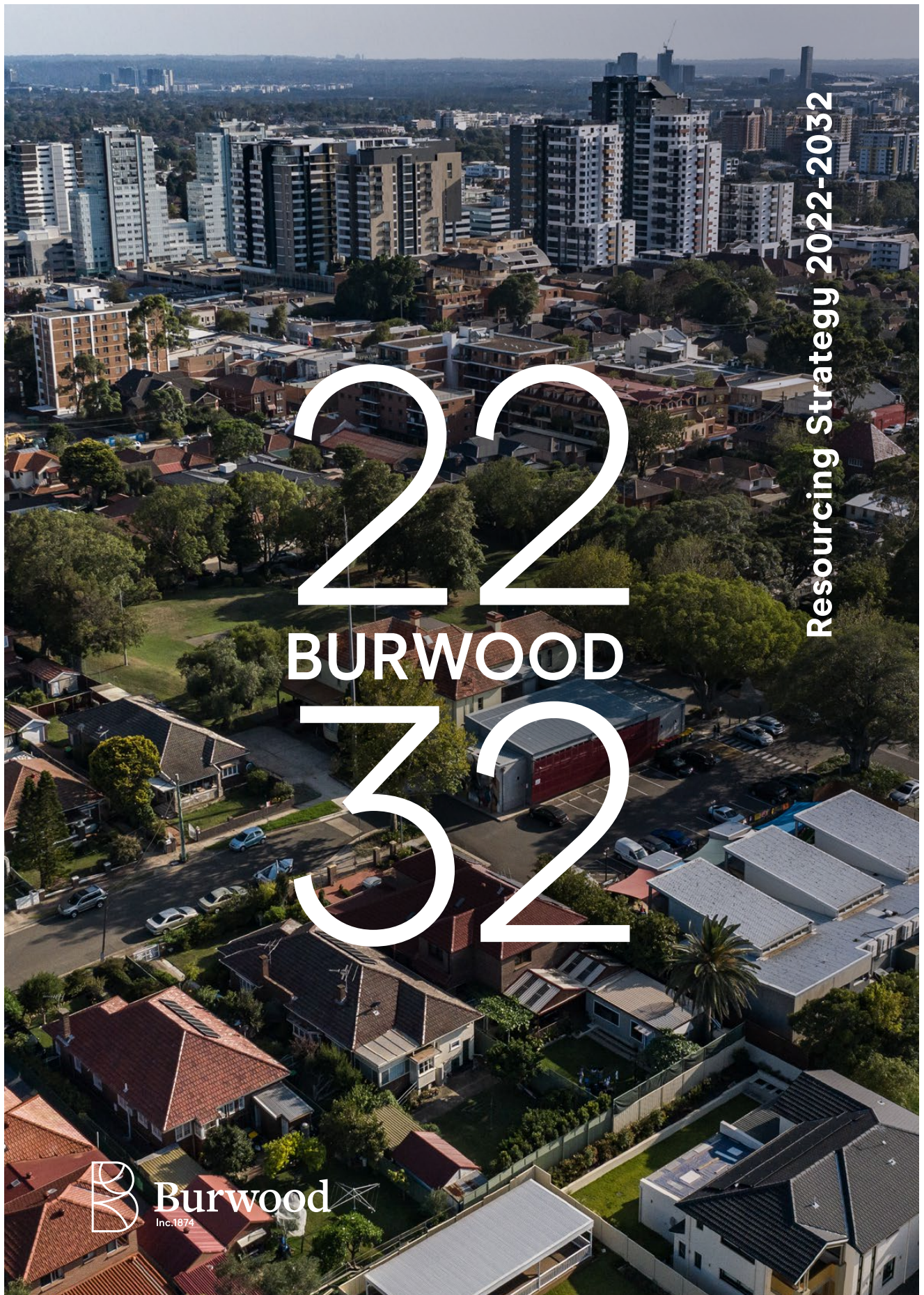
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www.burwood.nsw.gov.au

2 Conder St, Burwood NSW 2134
PO Box 240 Burwood NSW 1805

P 02 9911 9911
E council@burwood.nsw.gov.au



Burwood
Inc.1874



Acknowledgement of Country

We acknowledge the Wangal Clan of the Eora Nation, the traditional custodians of the lands on which the Burwood Local Government Area is located.

We pay our respects to their elders past, present and emerging. We acknowledge and respect their cultural heritage, beliefs and ongoing relationship with the land.



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Our Resourcing Strategy

The Burwood Resourcing Strategy 2022-2032 is Council's integrated approach to planning for and allocating the resources required to deliver the services and infrastructure our community needs at the right time over the next ten years.

It is an integral part of our Integrated Planning and Reporting Framework (IP&R) as it defines the resources we will use to deliver on the priorities and aspirations of our community, stakeholders and organisation. With this in place we are in a better position to make adequate provision for the financial, infrastructure assets, people and digital resources required to deliver on our commitments in the Delivery Program 2022-2026 and work towards achieving the Burwood2036 Vision through each year's annual Operational Plan.

The Resourcing Strategy is made up of four key and integrated plans and strategies.

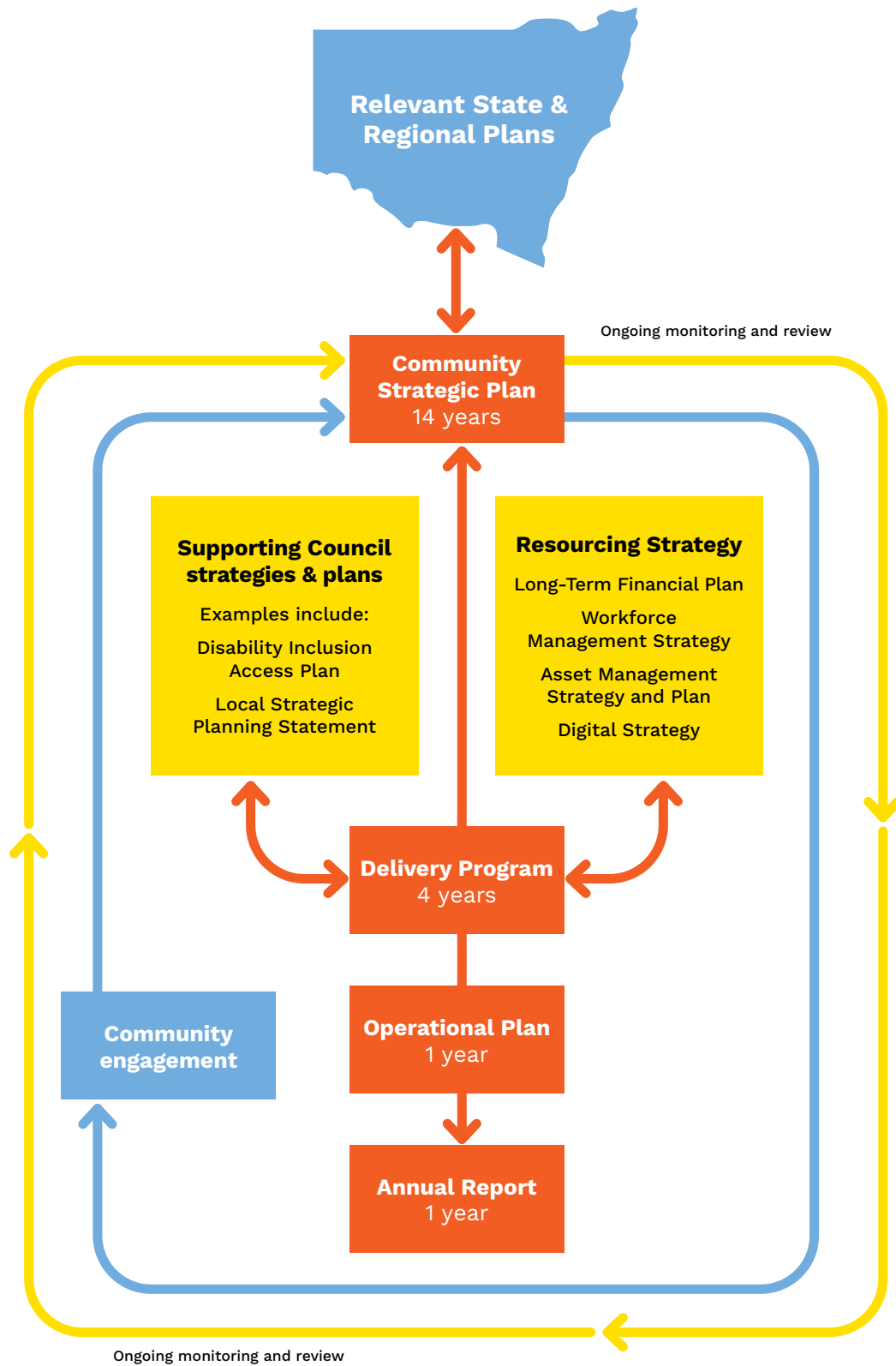
The Burwood:

1. Long Term Financial Plan
2. Asset Management Strategy and Strategic Asset Management Plan
3. Workforce Management Plan
4. Digital Strategy

Implementation and Review

Each of the four components of this Strategy will be implemented, monitored and reported on as specified within each individual document.

The Resourcing Strategy will be reviewed each year and refreshed if needed to ensure it remains current and effective. Every four years we will undertake a complete review and the Strategy will be updated to ensure it supports Burwood's Community Strategic Plan and the Delivery Program Principal Activities and priorities of each new elected Council.



About Burwood

Burwood is a cultural melting pot of inclusive and diverse communities with a thriving business and retail centre surrounded by historic villages, each with their own distinct character and charm. The Local Government Area (LGA) includes Burwood, Burwood Heights, Croydon Park and Enfield and parts of Croydon and Strathfield.

The quality of life residents enjoy, the central location, local schools and excellent transport infrastructure has made the Burwood LGA an attractive destination for people to live, work and visit.

As the first strategic centre west of the Sydney CBD, Burwood will strengthen its role in Sydney over the next 10 years, attracting new business sectors, higher skilled jobs and a diverse mix of housing.

By 2036 the population of the Burwood LGA is anticipated to nearly double to 73,500.

Who we are



Current population: 42,498*

48.9% males

51.1% females

0.4% Aboriginal & Torres Strait Islander

64% Australian Citizens



Languages & ethnicity

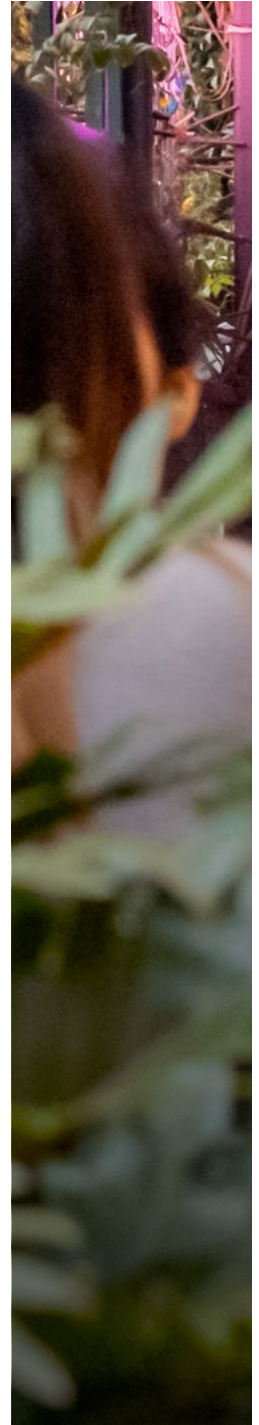
64% Over 23,400 residents speak a language other than English at home

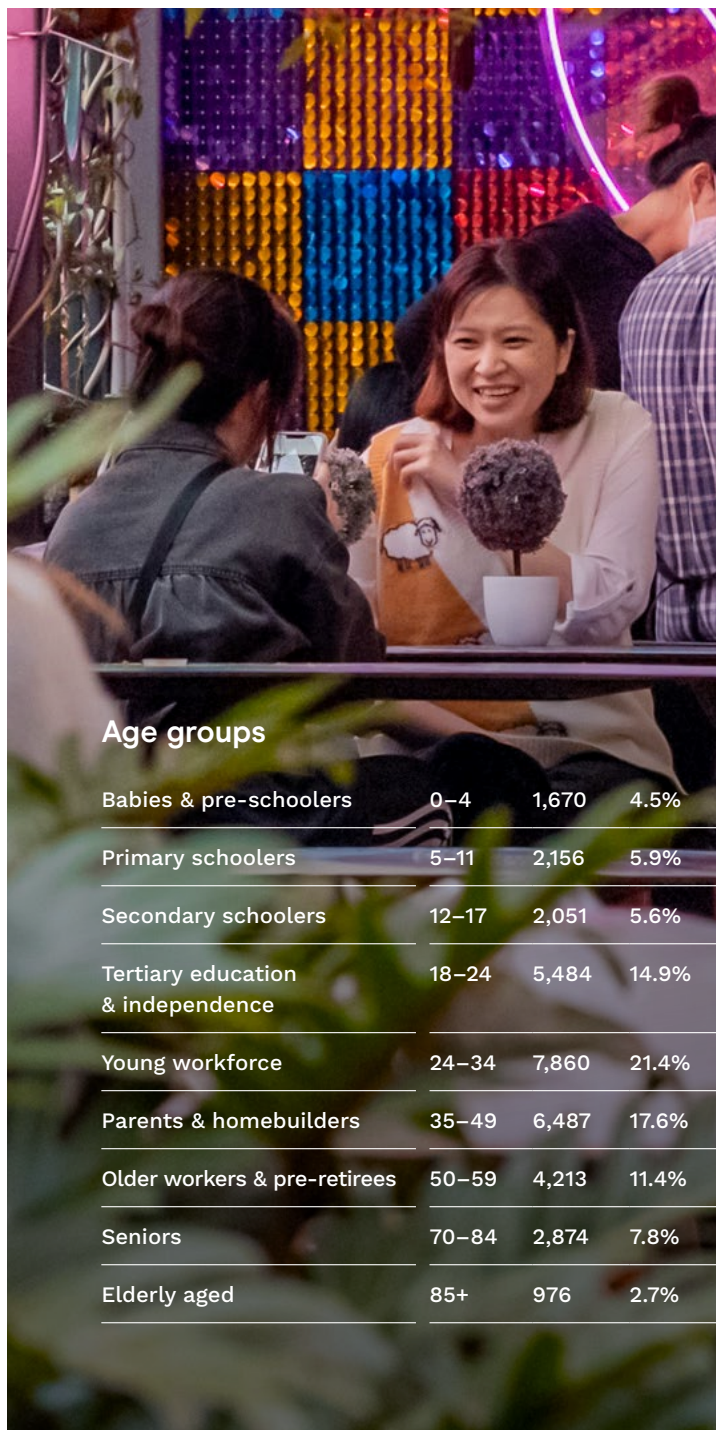
50+ different languages spoken

58% of residents born overseas

32% of residents arrived from overseas since 2011

Source: NSW State Government 2019 Population Projections, Australian Bureau of Statistics 2016 as compiled by Profile ID. Note: 2021 census information not available at time of print.
*ABS 2023





How we live and work



Employed population

92% employed

40% travel to work on public transport



Top 4 industry sectors

16.50% Construction

15.97% Renting, hiring and real estate services

13.44% Professional, scientific and technical services

8.81% Health care and social assistance



Employment location

14.6% live and work in the LGA

28.2% work in City of Sydney

20.5% work in surrounding LGAs of Inner West, Canada Bay, Strathfield and Canterbury-Bankstown

36.7% work outside Burwood, surrounding LGAs and City of Sydney



Our homes

Over 60% live in medium density and high density housing

Economic Snapshot



\$2.83B

Economy Value and the Burwood Gross Regional Product (June 2023)



Over \$1B

Value of building approvals in the past 5 years



17,976

Local jobs with nearly 1 in 3 residents occupied as professionals



5,311

Businesses are located in the Burwood LGA from 20+ industries



15 mins

To both Sydney and Parramatta CBD



90,000 sqm

Of current retail floorspace with 47,500m² of expected retail floorspace coming to Burwood in the next 5-10 years based on approved DAs



About Council

Our Service Areas

- **City Development** – Town planning, building and development assessment services.
- **City Planning** – Strategic and land use planning, long term place planning, heritage advisory services, sustainability and resilience planning and programs.
- **Community and Culture** – Community development, community programs, social planning and research, cultural projects, public art and community events.
- **Community Safety** – Regulatory and compliance services, environmental health, community safety education and crime prevention initiatives.
- **Customer Experience and Business Improvement** – Customer service counter and call centre, community facilities and parks bookings, customer research and improvement projects.
- **Enfield Aquatic Centre** – Recreational facilities and programs, including learn to swim and fitness classes, aquatic events and family recreational and leisure activities.
- **Infrastructure and Assets** – Design and engineering services, landscape architecture, tree management, asset management, traffic, transport and road safety.
- **Library and Community Hub** – Collections and resources and access to learning, technology, creative experiences and programs.
- **Major Capital Works & Projects** – Delivery of major or complex infrastructure projects in Council's Capital Works Program.
- **Operations** – Parks, waste and cleansing, civil construction and maintenance (roads, footpaths and drainage) and depot operations.
- **Place Management and Communications** – Coordination of place management and community engagement initiatives, media liaison, print and digital communications.
- **Property** – Management of Council's property portfolio, including property projects and maintenance.

The following internal service areas assist in the delivery of frontline services:

- Finance
- Procurement
- Information Technology (Information Systems and Support, Digital Transformation and GIS)
- Governance and Risk (including Records Management and Internal Ombudsman)
- People and Performance (Human Resources, Organisational Development, Payroll, Work Health and Safety).

Our Assets

Council manages and looks after a broad range of assets, such as community and recreation facilities, sportsgrounds, parks and open space, buildings, roads and other infrastructure assets which enable people to live, work and play within our LGA. This infrastructure has a total replacement value of \$625.35 million.



169.8 km of footpath



89.73 km of roads



29 parks

including;

- 10** x sports-fields
- 2** x outdoor multi-sports courts
- 2** x tennis facilities



24 playgrounds



1 civic square



1 aquatic centre

including;

- 1** x 50m pool
- 2** x indoor heated 25m pools



1 library and community hub

including;

- 4** x meeting rooms
- 2** x studios
- 2** x learning hubs
- 1** x conference room

plus additional spaces for study and creative programs



6 community centres / venues for hire

Guiding Principles

Our guiding principles underpin our planning, decision making and delivery of services and infrastructure to support our community's needs and aspirations.

Sustainability now and for the future

We support and champion social, environmental, economic and civic leadership outcomes and work in a way that does not compromise the needs and ecological sustainability of present and future generations

Bound by social justice

We consider the four key components of social justice principles being:

Equity

Fairness in decision-making, prioritising and allocation of resources, particularly for those in need

Access

Fair access to services, resources and opportunities to improve quality of life

Participation

The maximum opportunity to genuinely participate in decision making

Rights

Participate in community life



Our 2036 Vision

Vision

Burwood is a welcoming and inclusive community that is defined by our diversity of people, liveable places and progressive ideas. We acknowledge and celebrate our history and place, protect our heritage and environment and share a quality of life that is equitable, sustainable and supports each other to thrive and prosper.



Strategic Directions



Inclusive community and culture

A thriving community where diversity is embraced, everyone is valued, connected and has the opportunity to contribute and belong.



Places for people

Our places are built around people, protecting our heritage and are well planned and liveable with housing, transport and infrastructure that meet the diverse and changing needs of our community.



Sustainable and protected environment

We work together to protect our natural resources and assets to ensure that our impact on the environment is reduced so we and future generations can live in a clean and sustainable environment.



Vibrant city and villages

Our business and entertainment precincts are economically sustainable and prosperous where residents, workers and visitors enjoy diverse retail, dining and entertainment experiences and interesting places that are attractive, active and welcoming.



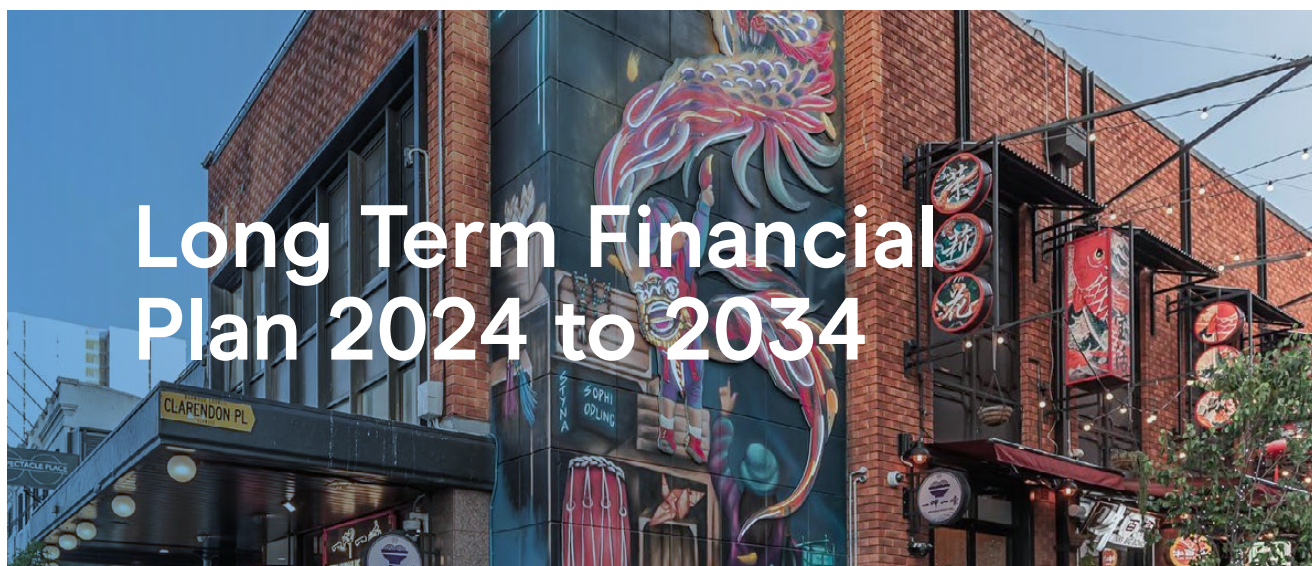
Open and collaborative leadership

A strong local democracy with an actively engaged community who are listened to, respected and who trust in our leaders.



Our Finances





The Last Lion by Sophi Odling and Christina Huynh, Clarendon Place

Quick links

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1. Executive summary

Burwood Council's Long Term Financial Plan (LTFP) contains a set of long-range financial projections based on an informed set of assumptions. It is designed to reflect the financial implications of providing the current service levels and our programs of capital works. The LTFP covers the 10-year time period from 2024/25 to 2033/34. This Plan focuses on delivering community needs and Council's strategic priorities (including asset renewal).

The LTFP indicates that Council will generate sufficient funds and has adequate reserves available to implement its programs and to achieve a balanced budget in each year throughout the ten-year planning period. The LTFP enables all asset backlogs identified

in Council's Asset Management Strategy and Asset Management Plan to be addressed while maintaining assets class conditions to a standard that meets community expectations. Service delivery, organisational capability and financial stability will also be maintained.



2. Introduction

The LTFP is a core element of Council's corporate planning framework. The Plan addresses the financial resourcing capacity requirements to deliver the Vision of Burwood2036, our Community Strategic Plan. The LTFP enables the community's aspirations and demand for services to be tested against the financial opportunities and limitations likely to be encountered within the next 10 years, it includes financial modelling and the planning assumptions that have been identified as affecting the financial capacity of Council. The LTFP enables the community and Council to set priorities to meet future needs.

The projections contained in the LTFP are subject to change due to a variety of external factors as well as major decisions made by Council. It is necessary to regularly review and monitor a variety of factors, and revising the projections contained in the LTFP where necessary. The LTFP is revised annually as part of Council's annual budget process in keeping with the legislative requirements under the Integrated Planning and Reporting (IP&R) framework.

The Plan has been prepared in an environment of heightened uncertainty given the global and national impacts of high inflation and the Ukraine and Russian unrest.

Despite the challenges Council faces, we are committed to:

- Maintaining current service levels
- Maintaining organisational capability
- Meeting our obligations to our staff
- Prudently managing Council and community's resources and assets
- Reprioritising resource allocations to where they are most needed
- Providing financial assistance to support our community and businesses
- Maintaining our long-term financial sustainability while at the same time building our fiscal resilience to enable Council to respond to unexpected crises.

3. Objectives

Legislated principles

Section 8B of the Local Government Act 1993 states that the following principles of sound financial management apply to councils:

- a) Council spending should be responsible and sustainable, aligning general revenue and expenses
- b) Councils should invest in responsible and sustainable infrastructure for the benefit of the local community
- c) Councils should have effective financial and asset management, including sound policies and processes for the following:
 - i. Performance management and reporting
 - ii. Asset maintenance and enhancement
 - iii. Funding decisions
 - iv. Risk management practices
- d) Councils should have regard to achieving intergenerational equity, including ensuring the following:
 - i. Policy decisions are made after considering their financial effects on future generations,
 - ii. The current generation funds the cost of its services.

The LTFP is developed to give effect to the Community Strategic Plan, deliver Council's program and aspirations over time, and provide strong stewardship for community assets and resources. It contains a set of long-range financial projections based on an informed set of assumptions.

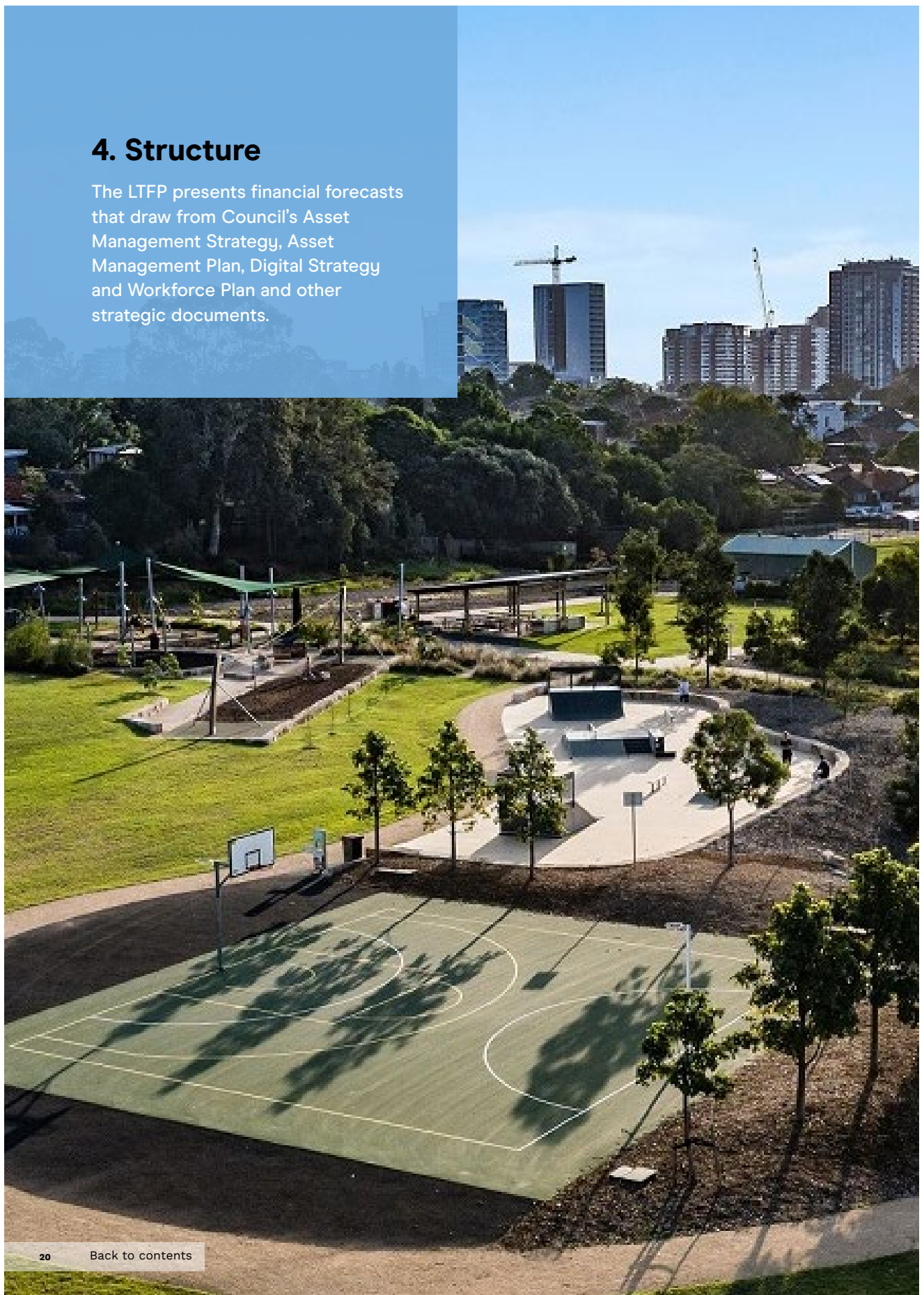
Council objectives

In addition to the legislated principles of sound financial management, Council has 5 financial objectives that it applies to its financial planning, control and management.

- 1. Ensure financial sustainability** – to generate its own operating revenue and having sufficient assets to serve its liabilities with the aim of achieving all of the “fit for the future” financial sustainability benchmarks.
- 2. Deliver a balanced budget** – ensure that each financial year's expenses are funded by identified funding sources.
- 3. Fund existing service levels** – ensure existing service levels that council currently provides continue to be fully funded when preparing budgets and making financial decisions.
- 4. Fund Infrastructure renewals** – the funding allocated to annual capital works programs to ensure all infrastructure assets meet the determined satisfactory condition level.
- 5. Be financially responsible** – ensure costs are well-considered and money is responsibly spent. We have carefully budgeted for a range of new initiatives to ensure Burwood remains affordable and sustainable well into the future.

4. Structure

The LTFP presents financial forecasts that draw from Council's Asset Management Strategy, Asset Management Plan, Digital Strategy and Workforce Plan and other strategic documents.



5. Current financial position of Council

Burwood Council operates at present from a sound financial position. The 2022-23 audited Annual Financial Statements reported that all but three of Burwood Council's key ratios are performing better than the Industry Benchmarks. Only the Operating Performance Ratio and Infrastructure Backlog Ratio are below the benchmark due to the impact of the pandemic and an outdated asset management system which has now been replaced.

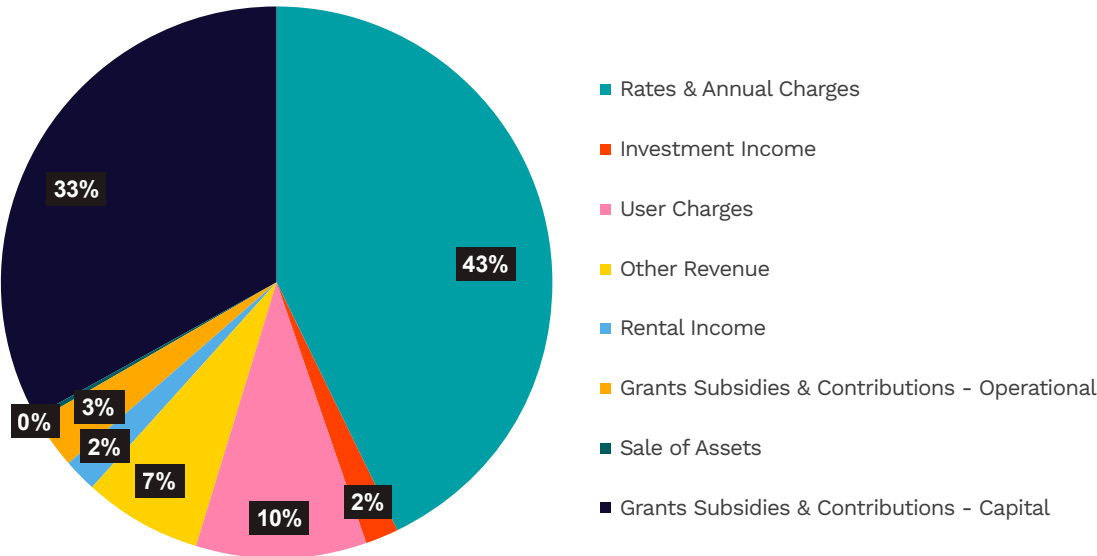
Table 1: Local Government Key Performance Measures

Indicator	Quantitative Measure	Industry Benchmark	2022/ 2023	2021/ 2022	2020/ 2021
Operating Performance Ratio	Measures a Council ability to contain operating expenditure within operating revenue	>0	-4.26%	-7.22%	-7.97%
Own Source Operating Revenue Ratio	Measures the level of a Council's fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions	>60%	73.02%	85.12%	81.89%
Unrestricted Current Ratio	The Unrestricted Current Ratio is specific to local government and is designed to represent a Council's ability to meet debt payments as they fall due	>1.5x	1.91x	2.29x	3.18x
Debt Service Cover Ratio	This ratio measures the availability of operating cash to service debt including interest, principal and lease payments	>2x	6.51x	5.89x	4.99x
Rates and Annual Charges Outstanding percentage	This ratio assesses the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts	<5%	6.19%	5.64%	4.53%
Cash Expense Cover Ratio	This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow	>3 months	4.01 months	6.09 months	6.58 months
Building & Infrastructure Asset Renewals Ratio	This ratio compares the proportion spent on infrastructure asset renewals and the asset's deterioration measured by its accounting depreciation. Asset renewal represents the replacement or refurbishment of existing assets to an equivalent capacity or performance as opposed to the acquisition of new assets or the refurbishment of old assets that increase capacity or performance.	>=100%	101.17%	81.12%	102.15%
Infrastructure Backlog Ratio	This ratio shows what proportion the backlog is against total value of a Council's infrastructure	<2%	4.12%	6.15%	9.43%

2024/25 Budget Estimates

	Draft 2024/25 Budget	2023-24 Approved Budget	2023-24 Revised Budget	\$ change on 2023-24 Revised Budget	% change on 2023-24 Revised Budget
Income - \$,000					
Operating Income	63,620	60,220	61,925	1,695	2.7%
Rates & Annual Charges	40,923	38,582	38,582	2,341	5.7%
Investment Income	2,200	1,425	1,923	277	12.6%
User Charges	9,176	10,299	10,267	- 1,091	-11.9%
Other Revenue	6,452	4,948	4,948	1,504	23.3%
Rental Income	2,195	2,305	2,305	- 110	-5.0%
Grants Subsidies & Contributions - Operational	2,674	2,661	3,900	- 1,226	-45.8%
Capital Income	32,201	43,373	45,447	- 11,172	-34.7%
Sale of Assets	360	825	825	- 465	-129.2%
Grants Subsidies & Contributions - Capital	31,841	42,548	44,622	- 12,781	-40.1%
Total Income	95,821	103,593	107,372	- 7,772	-8.1%

The following chart shows the major categories of revenue for Council in 2024/25.



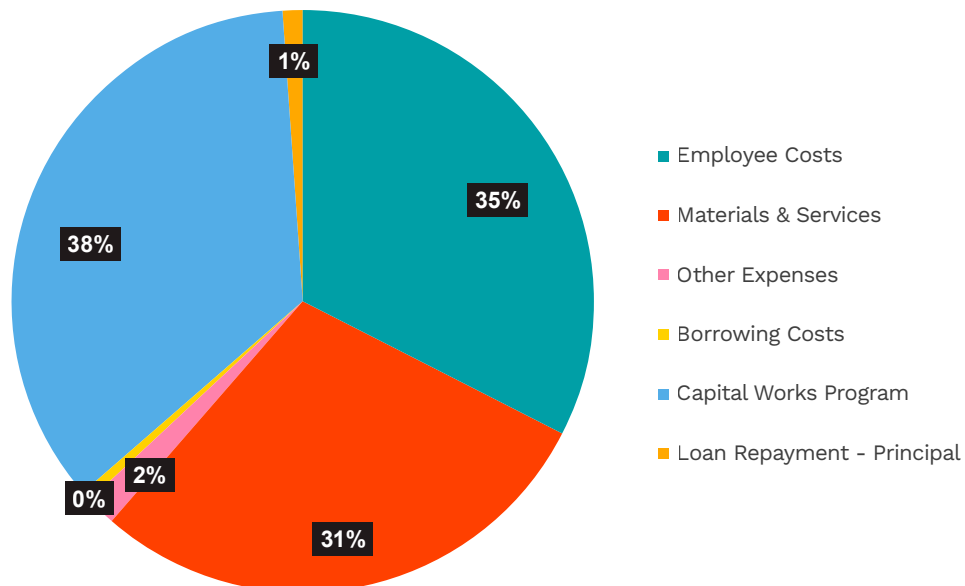
Rates and Annual Charges are 43% of our total revenue, effectively one of the largest category of Council revenue. Each year, the Independent Pricing and Regulatory Tribunal (IPART) sets the maximum allowable increase in rates based on a review of the Local Government Cost Index, which they have developed. The maximum allowable increase for 2024/25 set by IPART is 4.8%.



The 2024/25 budget estimates that Council's total expenditure, excluding depreciation expense will be \$88.74 million, including loan repayments, as illustrated in the table below.

2024/25 Budget Estimates

Expense - \$,000	Draft 2024/25 Budget	2023-24 Approved Budget	2023-24 Revised Budget	\$ change on 2023-24 Revised Budget	% change on 2023-24 Revised Budget
Operating Expense	54,301	52,089	54,550	- 249	-0.5%
Employee Costs	25,259	23,970	24,210	1,049	4.2%
Materials & Services	27,355	26,651	28,872	- 1,517	-5.5%
Other Expenses	1,389	1,133	1,133	256	18.4%
Borrowing Costs	298	335	335	- 37	-12.4%
Capital Expense	33,922	43,228	52,108	- 18,186	-53.6%
Capital Works Program	33,922	43,228	52,108	- 18,186	-53.6%
Loan	524	731	731	- 207	-39.5%
Loan Repayment - Principal	524	731	731	- 207	-39.5%
Total Expense	88,747	96,048	107,389	- 18,642	-21.0%



6. LTFP Assumptions

In developing this LTFP, projections on future forecasts have been based on a number of assumptions. These assumptions are explained below.

Category	Commentary	Assumption
Rates	Indexed by estimated NSW State Government rate pegging	4.8% for 2024/25, 3% for 2025/26 and 2.5% for 2026/27 and beyond
User Charges and Fees	Estimated annual increases of	This varies from 0.0% to 6.0% depending on the fee and charge for 2024/25, 3% for 2025/26 and 2.5% for 2026/27 and beyond
Interest and Investment Revenue	Not indexed to CPI, based on average real expected yield of	4.0% for 2024/25, 2.5% for 2025/26 and beyond
Grants and contributions – Operating	Based on estimated annual increases of	2.5%
Grants and Contributions – Capital	Based on estimated annual increases of	2.5%
Other Revenue	Based on estimated annual increases of	2.5%
Other Income	Based on estimated annual increases of	CPI for 2023/24, 2.5% for 2024/25 and beyond
Employee Benefits and On-Costs	In line with award entitlements and on-costs including estimated	3.5% for 2024/25, 3% for 2025/26, and 2.5% for 2026/27 and beyond 2% organisation salary savings has been factored into all years
Materials and Contracts	Based on estimated annual increases of	2.5%
Depreciation	Based on estimated annual increases of	2.5%
Other Expenses	Includes government levies and utilities, based on estimated annual increases of	2.5%
Asset Renewal Capitalisation	Based on estimated annual increases of	1.25%

Levels of service to the community

The LTFP is based on Council maintaining existing services to the community at the existing service levels as well as incorporating works arising from the Strategic Asset Management Plan and other strategic plans.

Capital works program

Council's extensive capital works program aims to deliver much needed renewal of infrastructure assets including roads, community buildings, parks & reserve and transport infrastructure. The total proposed value of works in Council's 2024/25 capital works program is \$33.9m. This is mainly attributed to the Western Sydney Infrastructure Grants Program. The LTFP capital works program 2024/25 to 2033/34 outlines all infrastructure renewal works arising from Council's Asset Management Strategy, Asset Management Plan and other strategic plans along with the State Government funded projects.

The financial projection of future capital works will depend on the nature, timing and funding of specific projects. The majority of infrastructure projects are costed in accordance with current design estimates. Any significant cost revisions in subsequent years will be reflected in the LTFP going forward.

Debt policy

Council's level of debt is low, with total outstanding loans of \$5.075 million as at 30 June 2023. An increase in debt will therefore be considered from time to time if it will allow Council to spread the burden of costs more equitably across current and future generations in alignment with benefits and/or reduce the growth in renewal costs that may arise from delay in investment in assets. Assuming Council has capacity to service more debt, the use of debt financing is more likely to increase during the life of this Plan.

Debt is only to be considered by Council as a means of financing capital investments, not operational costs, and where there is a reliable source of income (funding source) for repayment.

Reserve funding

Council holds limited externally restricted cash reserves, covering Domestic Waste, Stormwater Management Services Charge, Section 7.12 Fixed Developers Contributions and Section 7.4 Planning Agreement Contributions. These funds are only to be used for the purposes for which they were raised. Internally restricted reserves include money held for such items as employee leave entitlements, bond and deposits, plant and vehicle replacement and infrastructure assets. These funds are to be used for the purpose for which they are held.

Revenue – rates

Rates are a major source of Council's income, representing approximately 43% of the total revenue in the draft 2024/25 budget. This income projection is based on the Independent Pricing and Regulatory Tribunal (IPART) Rate Peg increase of 4.8% approved for 2024/25. The rate pegging assumption for the subsequent years is in line with the projected CPI for the life of the LTFP.

Domestic Waste charges

The Domestic Waste Management charge is based on the full cost recovery for the provision of the waste and recyclable collection service. The 2024-25 Domestic Waste Management Charge will increase from \$547.75 to \$580.75, this increase is due to increasing tipping fees and high CPI. This increase will maintain the Waste Reserve at its current amount. The Waste Reserve is essential to provide for the funding of waste bins, garbage trucks and fleet equipment replacements.

Stormwater Management Service Charges

The Stormwater Management Service Charge (SMSC) is intended as a mechanism for New South Wales (NSW) councils to raise income to invest in improving the stormwater systems in urban areas, under the Local Government Amendment (Stormwater) Act 2005 No70.

The revenue raised from SMSC will be allocated to projects/activities in relation to capacity and water quality as well as works that arise from Catchment Flood Studies.

User charges and fees

Council provides a wide range of facilities and services for which it receives revenue from user fees and charges. Council sets its fees and charges in accordance with the provisions of the Local Government Act 1993 using the seven guiding principles defined in the Pricing Policy. Fees and Charges are updated annually. Some of the fees are classified as statutory fees which are fixed by regulations, legislation or a State/Federal Authority. Where Council has the legislative authority to vary fees and charges the Consumer Price Index (CPI) has generally been applied, where considered appropriate.

Often, the fee received does not fully offset the costs associated with the service or facility as they are aimed at providing a broad community benefit and if higher fees were charged many residents may be unable to enjoy the use of the facility and service. Revenue growth in these areas is limited due to Council seeking to provide services accessible to the wider community. Historically the revenue received from the majority of this group of fees and charges has increased in line with CPI. Accordingly, the LTFP model includes a projected increase for this income group in line with the projected CPI growth.

Interest and investment revenue

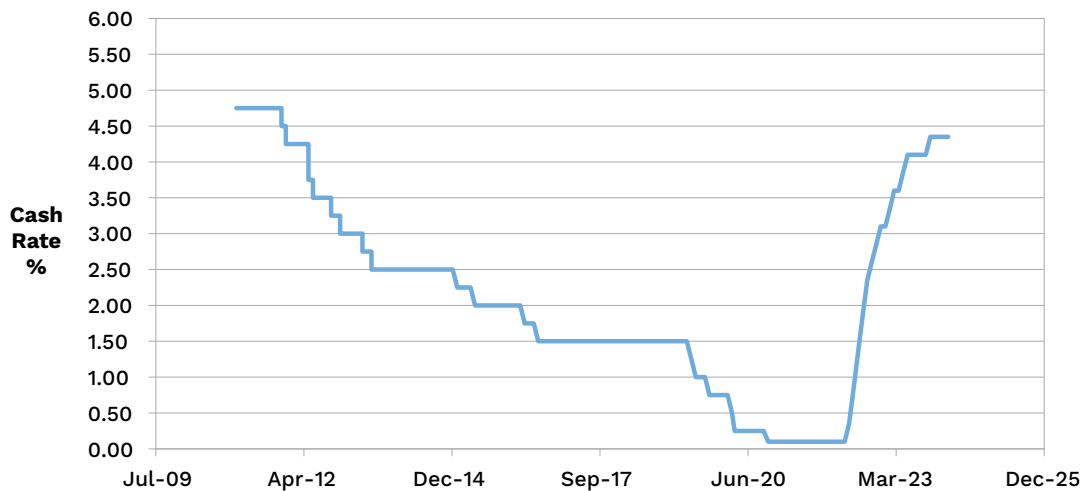
All cash investments made by councils in NSW are subject to Section 625 of the Local Government Act and associated regulations and circulars. All such investments must also be in accordance with the Council's Investment Policy. Investment reports are submitted to Council on a monthly basis.

Burwood's Investment Policy limits the proportion of investments Council can make in various types of facilities by limiting:

- the overall credit exposure of the portfolio
- the credit rating of individual financial institutions
- the term to maturity of the overall portfolio

Council's investments yielded positive returns overall and exceeded the benchmark return on an annual basis. The level of interest revenue earned varies with regard to total funds held in Council's investment portfolio. Interest revenue is also subject to external factors such as monetary policy decision and economic and investment market conditions. Over the longer term, economic conditions can vary considerably, which in turn can affect the interest rate. The graph below depicts movements in the official Australian cash rate.

Trend analysis of RBA Cash Rate



Other Revenues

Other revenue increases have been projected to increase in line with estimated CPI growth.

Grants and contributions

Council receives grants from the State and Federal Governments. These are either for discretionary or non-discretionary purposes. The majority of grants provided to Council are for specific purposes, such as infrastructure maintenance and upgrade, provision of community services and environmental programs. Grants and contributions in general are not subject to indexation, however Council has allowed an estimated CPI growth.

Section 7.12 developer contributions

Section 7.12 (s7.12) of the Environmental Planning and Assessment Act 1979 enables councils to levy contributions for public amenities and services required as a consequence of development. Developer contributions are essential to providing key facilities and services for local residents. The s7.12 contributions are held as an externally restricted asset and they are allocated to fund the capital works program projects.

The level and timing of contributions fluctuate according to a variety of factors including economic growth and the level of development activity. In the LTFP, it is assumed that economic growth and development activities are relatively static throughout the life of the 10 years, recognising that there will be market fluctuations from time-to-time.

Section 7.4 Planning Agreements developer contributions

Section 7.4 of the Environmental Planning and Assessment Act 1979 enables councils to seek contributions for public amenities and services required as a consequence of development. Planning Agreements can take a number of formats, including dedication of land free of cost, payment of a monetary contribution, or provision of any other material public benefit, or any combination of them, to be used for or applied towards a public purpose. The Burwood Planning Agreement Policy outlines a value sharing approach in which Council seeks a share of value uplift generated from new development which exceeds current floor space ratio controls.

Planning Agreements are a form of developer contributions, which are essential to providing key facilities and services for local residents.

The Planning Agreement contributions are held as an externally restricted asset and allocated to fund projects in our capital works program.

The level and timing of Planning Agreement contributions for the LTFP fluctuate according to a variety of factors including economic growth and the level of development activity. There is a delay between when a contribution is agreed and when it is paid, given that contributions are not required to be paid until an Occupation Certificate is issued. In addition, Planning Agreements are voluntary in nature which adds another level of uncertainty for the stability of this income stream. In the LTFP, it is assumed that economic growth and development activities are relatively static throughout the life of the 10 years, recognising that there will be market related fluctuations from time-to-time.

Expenditure – employee costs

Employee costs include the payment of salary and wages, leave, superannuation, training and workers compensation expenses. Overall employee costs comprise around 38% of Council's operating expenditure excluding depreciation. The LTFP projection includes the Award increase of 3.5% for 2024/25, 3% for 2025/26, and 2.5% for 2026/27, and thereafter it is assumed the award rate will be in line with CPI growth.

For Council employees in the accumulation scheme, Council is required to make compulsory employer superannuation contributions in accordance with the compulsory employer superannuation contribution limits. As a result of legislative changes, this contribution will progressively increase from its current level of 11% to 12% in 2025/26. The current rate of 11% will be increased by 0.5% from 2024/25 until it reaches 12%. For workers compensation, the budget provision is based on Council's provider insurance company's estimates for 2024/25. Thereafter it will increase in line with the forecast salary increase.

Materials and contracts

Expenditure on materials and contracts has generally been indexed below estimated CPI growth in the LTFP.

Loan borrowing costs

Whilst inflation is high, interest rates are forecasted to stabilise over time. The LTFP includes an average rate of 4.5% for loans with a 10 year term. This is conservative as it is above the forecast borrowing rates for 2024/25. The conservative position is considered appropriate in light of the current economic climate.

Depreciation

Depreciation for Council's assets is a non-cash expense that reflects the utilisation of Council's assets and the degradation of their capacity to provide functionality over time. Depreciation expense is an indicator used by the Office of Local Government to determine the level of asset renewals that councils should be undertaking. Council uses a straight line method of depreciation which is commonly applied to Local Government infrastructure.

Other expenses

Increases in the range of levies imposed by the State Government are hard to predict. Levies such as the State Emergency Levy, Fire Brigade Levy and Sydney Regional Development Fund contribution have grown steadily and have been forecast to continue.



7. Financial results

The LTFP forecasts that Council will successfully manage the financial sustainability challenges while sustaining Council's current level of operations and capital program up to 2033/34. Internal restricted reserves are forecasted to be responsibly utilised to fund Council's spending and balance the budget in a manner consistent with the purpose for which they were raised. The annual review of the LTFP allows Council to vary our approach to sustainable financial management as we progress through the planning period.

Like all councils, we access funds through a variety of sources including:

- Rates and other levies/charges
- Fees and Charges
- Loans
- Grants
- Council also has the ability to apply reserves

Council also continuously reviews its operations with the aim to achieve cost efficiency improvements.



8. Productivity and efficiencies

In preparing the 2024/25 Budget, Council has committed to undertake a review of Council services in order to improve the productivity and efficiency of our operation, as well as containing costs and exploring additional revenue streams to deliver existing and improved service levels. These operational efficiencies will be built into the 2024/25 budget once they have been undertaken. Council Staff are currently working through several initiatives that will assist in managing financial sustainability.

These include:

- Council wide service reviews
- Employee leave management strategies
- Review of the Domestic Waste Charge and its application
- Digital Strategy and resulting process and productivity efficiencies
- A Workplace Health & Safety improvement program to reduce workplace injuries
- Identifying potential revenue streams

It is estimated that the benefits of these programs will provide financial benefits across future LTFPs. These productivity efficiencies will assist in offset rising costs over the life of this LTFP.

9. Opportunities and threats

In projecting Council's future financial position, a number of anticipated future challenges that may have an adverse impact on Council have been considered. These are summarised below.

Rate pegging

NSW councils are subjected to rate pegging. Rate pegging is the maximum percentage limit by which NSW councils may increase the total income they receive from rates. The rate pegging percentage is set each year by IPART. A general observation that rate pegging has constrained the capacity of NSW councils to raise total revenue so that they can keep pace with cost increase and service expansions to meet community expectations. Decisions on rate pegging and rate variations above the peg can therefore pose a significant threat to the modelled financial outcomes. Burwood's experience is that rates revenue generates approximately 43% of the total revenue.

Non-rates revenue

The Council is heavily dependent on variable non-rates sources of revenue, these represents over 21% of the total revenue. Many of these income items are volatile to economic conditions, such as the building construction and property rental markets.

Parking income

Income from parking fees and fines account for approximately 5.7% of our total revenue. Market conditions and Council policies on public parking will have significant implications our long-term financial outlook.

Cost shifting from Federal and State Governments

Cost shifting is a challenge confronting Local Government. Cost shifting occurs when there is a transfer of services from the Federal or State Government to Local Government without the provision of adequate funding required to provide the service. The LTFP assumes the current cost will increase annually by CPI, but no growth in cost shifting in the life of the LTFP.

Developer contributions

In 2005 the Environmental Planning and Assessment Act was amended to introduce, among other things, a system for the negotiation of planning agreements between developers and planning authorities. The increased use of planning agreements, as well as changes in the application of Section 7.12 (formerly S94A) contributions, have positively impacted on the Council's long term financial outlook. These contributions can be significantly affected by construction market conditions.



Direct labour costs

All councils in NSW, except the City of Sydney, are covered by the Local Government (*State*) Award which is centrally negotiated and largely beyond Council's control. Direct employee costs (namely salaries/wages, superannuation, leave and overtime) represent over 35% Council's operating expenditure (when depreciation is excluded). Salary/wage rates struck under the Award negotiations can have a significant impact on financial outcomes, especially when the Award increase is above the rate peg. This has the potential to significantly affect the reliability of the funding model.

Workers' compensation costs

Variations in workforce safety performance pose a significant risk to the budget. In 2024/25 budget year, the workers compensation premium is estimated to be \$1.1 million. Council is undertaking a program of improvements in WH&S in an effort to improve workplace safety. This improvement will result in premium reductions in the medium term. The LTFP assumes that our workers compensation premiums will be increased in the next two years by 2.5% from the 2024/25 level. However, threats to this may arise, due to Council's ageing workforce and our high exposure to manual handling areas such as civil works, waste cleansing and open space operations.





10. Sensitivity analysis

Council's LTFP covers a 10-year period based on assumptions regarding future financial trends. These assumptions include future rate variation limits (i.e. rate pegging), increase in CPI and employment costs. Many of these factors can fluctuate over time as they are influenced by a variety of circumstances, such as government policies, economic conditions and changing community expectations. As it is not possible to accurately predict movements in these factors in individual years over the long term, they have been projected on the basis of recent trends or forecasted CPI based on available information in the time when the plan is prepared.

Over a 10 year period, these assumptions may be subject to change outside the parameters used in developing the assumptions for the LTFP. Any major change in these assumptions will have an impact on the financial projections contained therein. The level of impact depends not only on the level of change but also on the nature of the assumption.

A minor variance in some of the assumptions will have a relatively small impact on the projections contained in the LTFP. For example, increases in the level of grant income received for specific purposes would result in a corresponding increase in expenditure.

Conversely, a change in the annual rate pegging limit or employee award rate will have a significant impact on future financial projections. Sensitivity analysis has been undertaken to assess the impact of changes in the factors which have been used to project future revenue and expenditure.

Sensitivity analysis involves developing different scenarios by varying the critical assumptions, such as the items described in the Opportunities and Threats section above. The different scenarios demonstrate the impact of these changes on Council's financial projections.

11. Monitoring financial performance

It is important that Council regularly assesses its financial performance and position against the projections contained in the LTFP. The planned model has been developed so that its implementation will, over the life of the LTFP, meet a set of financial indicators:

- Operating Performance Ratio
- Own Source Operating Revenue Ratio
- Unrestricted Current Ratio
- Debt Service Cover Ratio
- Rates and Annual Charges Outstanding %
- Cash Expense Cover Ratio
- Buildings and Infrastructure Renewals Ratio

The annual budgets are set to maintain service delivery, organisational capability and financial stability and responses which may follow the pandemic. Budget control and monitoring is paramount for Council achieving the outcomes of this Plan. Budgets are monitored internally on an on-going basis. Monthly financial reports are reported to the Executive Team and Managers and Quarterly Budget Reviews are reported to Council and illustrate the progress against the adopted budgets.

12. Conclusion

Council has a strong record in responsible financial management and a clear plan for continuing this track record to achieve the productivity and efficiency targets set in this LTFP through a thorough review of Council's services.



Appendix A

Base Case

Income Statement

	2024-25 Budget	2025-26 Budget	2026-27 Budget	2027-28 Budget
	Estimate \$	Estimate \$	Estimate \$	Estimate \$
Income from Continuing Operations				
Rates & Annual Charges	(40,923)	(42,151)	(43,205)	(44,285)
User Charges & Fees	(9,176)	(9,451)	(9,688)	(9,930)
Other Revenues	(6,452)	(6,646)	(6,812)	(6,982)
Grants & Contributions - Operating Purposes	(2,674)	(2,754)	(2,823)	(2,894)
Grants & Contributions - Capital Purposes	(31,841)	(38,590)	(33,248)	(13,079)
Interest & Investment Revenue	(2,200)	(2,266)	(2,323)	(2,381)
Other Income	(2,196)	(2,262)	(2,319)	(2,377)
Net Gain from the disposal of assets	(360)	(371)	(380)	(380)
Net share of interest in Joint Ventures	-	-	-	-
Total Income From Continuing Operations	(95,823)	(104,492)	(100,797)	(82,307)
Expenses From Continuing Operations				
Employee Benefits & On-Costs	25,259	26,016	26,667	27,333
Materials & Services	27,355	26,682	27,349	28,033
Borrowing Costs	298	298	301	281
Depreciation & Amortisation	11,090	11,367	11,651	11,942
Other Expenses	1,389	1,424	1,459	1,496
Loss on Disposal of Assets	-	-	-	-
Fair Value Decrement on Investment Properties	-	-	-	-
Total Expenses from Continuing Operations	65,390	65,787	67,428	69,085
(Surplus) Deficit from Continuing Operations	(30,433)	(38,705)	(33,369)	(13,222)
(Surplus) Deficit from Continuing Operations Before Capital Amounts	1,408	(114)	(121)	(143)
	Deficit	Surplus	Surplus	Surplus

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Updated Burwood Resourcing Strategy - for Public Exhibition

	2028-29 Budget	2029-30 Budget	2030-31 Budget	2031-32 Budget	2032-33 Budget	2033-34 Budget
	Estimate \$	Estimate \$	Estimate \$	Estimate \$	Estimate \$	Estimate \$
	(45,392)	(46,527)	(47,690)	(48,882)	(50,104)	(51,357)
	(10,178)	(10,433)	(10,693)	(10,961)	(11,235)	(11,516)
	(7,157)	(7,336)	(7,519)	(7,707)	(7,900)	(8,097)
	(2,966)	(3,040)	(3,116)	(3,194)	(3,274)	(3,356)
	(8,406)	(8,616)	(8,831)	(9,052)	(9,278)	(9,510)
	(2,440)	(2,501)	(2,564)	(2,628)	(2,694)	(2,761)
	(2,436)	(2,497)	(2,560)	(2,624)	(2,689)	(2,756)
	(380)	(380)	(380)	(380)	(380)	(380)
	-	-	-	-	-	-
	(79,355)	(81,330)	(83,354)	(85,428)	(87,554)	(89,733)
	28,017	28,717	29,435	30,171	30,925	31,698
	28,734	29,452	30,188	30,943	31,717	32,510
	280	283	287	291	296	304
	12,241	12,547	12,861	13,182	13,512	13,850
	1,533	1,572	1,611	1,651	1,692	1,735
	-	-	-	-	-	-
	-	-	-	-	-	-
	70,804	72,571	74,382	76,239	78,142	80,096
	(8,551)	(8,759)	(8,971)	(9,189)	(9,412)	(9,637)
	(145)	(143)	(140)	(137)	(133)	(127)
	Surplus	Surplus	Surplus	Surplus	Surplus	Surplus

Base Case

Balance Sheet	2024-25 Budget	2025-26 Budget	2026-27 Budget	2027-28 Budget
	Estimate \$	Estimate \$	Estimate \$	Estimate \$
ASSETS				
Current Assets				
Cash & cash equivalents	15,593	12,283	9,578	9,396
Investments	22,550	27,550	32,550	37,550
Receivables	4,257	4,257	4,257	4,257
Inventories	7	7	7	7
Other	344	344	344	344
Total Current Assets	42,751	44,441	46,736	51,554
Non-Current Assets				
Investments	25,000	25,000	25,000	25,000
Infrastructure, property, plant & equipment	627,625	663,205	693,098	700,305
Investment property	5,000	5,000	5,000	5,000
Intangible assets	211	211	211	211
Right of use assets	743	743	743	743
Total Non-Current Assets	658,579	694,159	724,052	731,259
TOTAL ASSETS	701,330	738,601	770,788	782,814
LIABILITIES				
Current Liabilities				
Payables	9,963	9,213	8,463	7,713
Contract Liabilities	-	-	-	-
Lease Liabilities	268			
Borrowings	416	431	447	314
Provisions	5,582	5,582	5,582	5,582
Total Current Liabilities	16,229	15,226	14,492	13,609
Non-Current Liabilities				
Lease Liabilities	-	-	-	-
Borrowings	3,444	3,013	2,566	2,253
Provisions	134	134	134	134
Total Non-Current Liabilities	3,578	3,147	2,700	2,387
TOTAL LIABILITIES	19,807	18,373	17,192	15,995
Net Assets	681,523	720,228	753,596	766,818
EQUITY				
Retained earnings	326,483	365,188	398,557	411,779
Revaluation reserves	355,039	355,039	355,039	355,039
Total Equity	681,522	720,227	753,596	766,818

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Updated Burwood Resourcing Strategy - for Public Exhibition

	2028-29 Budget	2029-30 Budget	2030-31 Budget	2031-32 Budget	2032-33 Budget	2033-34 Budget
	Estimate \$	Estimate \$	Estimate \$	Estimate \$	Estimate \$	Estimate \$
	12,891	17,591	22,671	28,141	34,106	40,457
	42,550	47,550	52,550	57,550	62,550	67,550
	4,257	4,257	4,257	4,257	4,257	4,257
	7	7	7	7	7	7
	344	344	344	344	344	344
	60,049	69,749	79,829	90,299	101,264	112,615
	25,000	25,000	25,000	25,000	25,000	25,000
	699,298	698,120	696,766	695,229	693,532	691,669
	5,000	5,000	5,000	5,000	5,000	5,000
	211	211	211	211	211	211
	743	743	743	743	743	743
	730,252	729,074	727,720	726,183	724,486	722,623
	790,301	798,824	807,549	816,482	825,751	835,238
	6,963	6,963	6,963	6,963	6,963	6,963
	-	-	-	-	-	-
	237	246	256	144	149	149
					5,582	5,582
	5,582	5,582	5,582	5,582		
	12,782	12,791	12,801	12,689	12,694	12,694
	-	-	-	-	-	-
	2,016	1,770	1,514	1,371	1,221	1,072
	134	134	134	134	134	134
	2,150	1,904	1,648	1,505	1,355	1,206
	14,932	14,695	14,449	14,193	14,050	13,900
	775,370	784,129	793,100	802,289	811,701	821,338
	420,330	429,089	438,061	447,250	456,662	466,299
	355,039	355,039	355,039	355,039	355,039	355,039
	775,369	784,128	793,100	802,289	811,701	821,338

Base Case

Cashflow

	2024-25 Budget	2025-26 Budget	2026-27 Budget	2027-28 Budget
	Estimate \$	Estimate \$	Estimate \$	Estimate \$
Cash Flows from Operating Activities				
Receipts	97,128	104,121	100,417	81,927
Payments	(54,450)	(55,154)	(56,244)	(57,612)
Net Cash provided (or used in) Operating Activities	42,678	48,967	44,172	24,315
Cash Flows from Investing Activities				
Receipts				
Sale of Investments	30,000	30,000	30,000	30,000
Sale of Infrastructure, Property, Plant & Equipment	-	-	-	-
Payments				
Purchase of Investments	(35,000)	(35,000)	(35,000)	(35,000)
Purchase of Intangible Assets	-	-	-	-
Purchase of Property Plant & Equipment	(33,922)	(46,576)	(41,164)	(18,769)
Net Cash Flow from Investing Activities	(38,922)	(51,576)	(46,164)	(23,769)
Cash Flows from Financing Activities				
Receipts				
Borrowings	-	-	-	-
Payments				
Borrowings	(812)	(700)	(714)	(727)
Principal Component of lease payments	(268)			
Net Cash Flow from Financing Activities	(1,080)	(700)	(714)	(727)
Net change in Cash and Cash Equivalents	2,676	(3,309)	(2,706)	(181)
Plus: Cash & Cash Equivalents at beginning of the year	12,917	15,593	12,283	9,578
Cash & Cash Equivalents at end of the year	15,593	12,283	9,578	9,396
Cash and Investments				
External Restrictions	23,255	31,255	39,255	47,255
Internal Restrictions	23,658	23,658	23,658	21,658
Unrestricted	16,230	9,920	4,215	3,033
Total Cash, Cash Equivalents and Investments	63,143	64,833	67,128	71,946

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Updated Burwood Resourcing Strategy - for Public Exhibition

	2028-29 Budget	2029-30 Budget	2030-31 Budget	2031-32 Budget	2032-33 Budget	2033-34 Budget
	Estimate \$	Estimate \$	Estimate \$	Estimate \$	Estimate \$	Estimate \$
	78,975	80,950	82,973	85,048	87,174	89,353
	(59,034)	(59,741)	(61,234)	(62,765)	(64,334)	(65,943)
	19,942	21,209	21,739	22,283	22,840	23,411
	30,000	30,000	30,000	30,000	30,000	30,000
	-	-	-	-	-	-
	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
	-	-	-	-	-	-
	(10,853)	(10,989)	(11,126)	(11,266)	(11,435)	(11,606)
	(15,853)	(15,989)	(16,126)	(16,266)	(16,435)	(16,606)
	-	-	-	-	-	-
	(593)	(520)	(533)	(547)	(440)	(454)
	(593)	(520)	(533)	(547)	(440)	(454)
	3,495	4,700	5,079	5,470	5,965	6,351
	9,396	12,891	17,591	22,671	28,141	34,106
	12,891	17,591	22,671	28,141	34,106	40,457
	52,255	57,255	62,255	67,255	72,255	77,255
	22,658	23,658	24,658	25,658	26,658	27,658
	5,528	9,228	13,308	17,778	22,743	28,094
	80,441	90,141	100,221	110,691	121,656	133,007

Base Case

Performance Indicators

	Target	2024-25 Budget	2025-26 Budget	2026-27 Budget	2027-28 Budget
		Estimate \$	Estimate \$	Estimate \$	Estimate \$
Operating Performance Ratio	>0%	-2.2%	0.2%	0.2%	0.2%
Own Source Operating Revenue	>60%	64.0%	60.4%	64.2%	80.6%
Unrestricted current ratio	>1.5%	3.60	3.37	3.06	3.01
Debt service ratio	>2.00x	11.83	16.14	16.13	16.64
Rates & annual charges outstanding percentage	<5%	4.1%	4.0%	3.9%	3.8%
Cash Expense Cover Ratio	>3 Months	13.4	13.6	13.9	14.5
Building and infrastructure renewals ratio	>100%	187%	305%	276%	128%

Meets Target Measure

Does Not Meet Target Measure

Note: Council has not factored in any capital grants received to fund building or infrastructure renewal works. Once added, it would improve the ratio to over 100%

	2028-29 Budget	2029-30 Budget	2030-31 Budget	2031-32 Budget	2032-33 Budget	2033-34 Budget
	Estimate \$	Estimate \$	Estimate \$	Estimate \$	Estimate \$	Estimate \$
	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
	85.7%	85.7%	85.7%	85.7%	85.7%	85.7%
	3.68	4.21	4.77	5.46	6.13	6.85
	20.89	24.43	24.38	24.35	31.00	30.80
	3.7%	3.6%	3.5%	3.4%	3.4%	3.3%
	15.9	17.7	19.2	20.7	22.3	23.8
	65%	64%	63%	63%	62%	61%



Our Assets





Asset Management Strategy 2024 to 2034

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1. Introduction

The infrastructure assets that Council owns and manages on behalf of our community are critical to the liveability, productivity and sustainability of the Burwood LGA. These assets include roads, drains, footpaths, buildings, recreational facilities, parks and gardens.

The appropriate and timely planning and management of these assets is key to making sure that we deliver the right assets to support the desired services, business and lifestyle choices of our diverse and changing community. This Strategy outlines how our assets will over time work towards meeting our 2036 Community Vision. Our focus is on making decisions based on robust data and with a service delivery focus for the benefit of our community. This Asset Management Strategy sets out the broad roadmap for undertaking strategic and coordinated management of Council's infrastructure assets.

The need for Asset Management Planning

The majority of Council's existing infrastructure was historically built to support housing development as the LGA grew and evolved. At the time, little or no analysis was done to determine a strategic approach to sustain this infrastructure by matching future maintenance and renewal expenditures with future income projections. A better understanding of the long-term cumulative consequences of decisions to build infrastructure was also needed.

Our current Asset Management Framework attempts to rectify this situation. Our Asset Management Strategy and Asset Management Plan are based on our understanding of levels of service performance. They have strong links with our Long Term Financial Plan (LTFP) and Workforce Management Plan so that we are well placed to fully fund and resource the capital, maintenance and operating costs needed to sustain the agreed service level targets for our assets. In order to achieve this a number of service level scenarios and long-term cash flows are analysed to determine the optimum balance between environmental, economic, social and cultural objectives.

Lifecycle Costs

Lifecycle costs (or whole of life costs) are the average annual costs that are required to sustain the service levels over the longest asset life. Lifecycle costs include operations

and maintenance expenditures plus asset consumption (depreciation). Lifecycle costs can be compared to lifecycle expenditure to give an indication of sustainability in service provision.

Lifecycle expenditures include operations and maintenance expenditures (excluding depreciation) plus capital renewal expenditure. The capital renewal component of lifecycle expenditure can vary depending on the timing of asset renewals.

Strategic Considerations

Council has embraced the principles of asset management and is now working to bring the key elements of our asset management strategic framework and associated reporting into the corporate environment enabling advanced asset management practices to be followed. Crucial to best practice asset management is the requirement for comprehensive and reliable data on existing services and infrastructure, along with a strategy to link our operational activities with the planning, policy and service delivery directions of Council. This information will provide a high level of informed data and knowledge to assist our decision-making processes on the impact and consequences of our actions with respect to the infrastructure assets that we own and look after.

Burwood2036 - Community Strategic Plan (CSP)

Burwood2036 identifies the Community's Vision, Strategic Directions and the strategies that will be implemented to achieve this long term Vision. The purpose of the Plan is to turn community aspirations into reality, and make sure Council's priorities are set according to our community's needs and aspirations. Our assets need to be fit for purpose, delivered at the appropriate condition and service level and have a lifecycle that is sustainable and financially viable.

Legislative Reform – NSW Local Government Act

As part of its commitment to ongoing reform of local government, the NSW Government amended the NSW Local Government Act in 2009 to mandate Integrated Planning and Reporting (IP&R). This amendment included a requirement for a Community Strategic Plan, Delivery Program and a Resourcing Strategy inclusive of Asset Management (Policy, Strategy and Plans), Long Term Financial Plan and a Workforce Plan.

Financial Reporting Requirements

The NSW Office of Local Government requires that councils comply with the accounting standard AASB116 for reporting on infrastructure assets. The data required to provide this level of financial reporting is also essential for the planning of future infrastructure funding requirements.

Strategic Issues at a National Level

On 8 May 2009, the Local Government and Planning Ministers' Council agreed to the enhancement and acceleration of the National Asset and Financial Management Frameworks.

The National Frameworks consist of three main frameworks of which Asset Planning and Management is one. The Asset Planning and Management Framework consists of seven elements which each State and Territory is expected to adopt as follows:

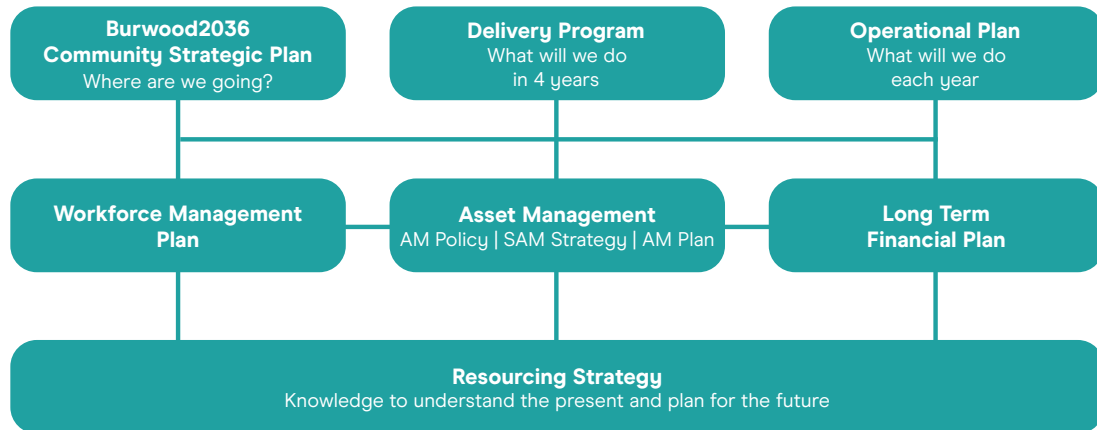
1. Development of an asset management policy: Each State/Territory is expected to develop an asset management policy, which provides high-level guidance to assist individual councils in developing their asset management policy
2. Strategy and Planning: Councils should be provided with guidance from the State on developing an asset management strategy which is designed to support and implement its asset management policy
3. Governance and Management Arrangements: Councils should be encouraged to apply and implement good governance and management arrangements which link asset management to service delivery and include assigning roles and responsibility for asset management between the General Manager, the Council and senior managers
4. Defining Levels of Service: Mechanisms should be established that include community consultation to define the levels of service councils are expected to provide from their asset base
5. Data and Systems: A framework for collection of asset management data should be established
6. Skills and Processes: The asset management framework should contain a continuous improvement program
7. Evaluation: The asset management framework should contain a mechanism to measure its effectiveness

The NSW legislative reforms are consistent with the National Frameworks.

2. Asset Management Planning

2.1. Asset Management Planning Framework

An overview of the key elements of and their relationship within the Asset Management Planning Framework are depicted below.



As shown above, this Asset Management Strategy sits alongside and should be read in conjunction with our Asset Management Policy and Asset Management Plan.

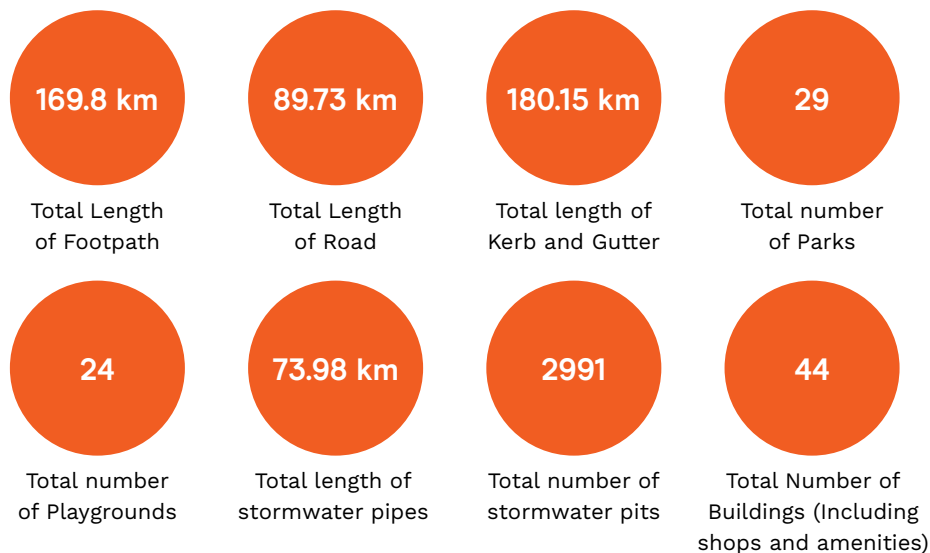
The Asset Management Policy sets out the principles by which the organisation intends applying asset management to achieve its organisational objectives. It takes into

consideration the realisation of the long term Vision and Strategic Directions as established by Burwood2036, our Community Strategic Plan.

The Strategic Asset Management Plan details the activities and expenditure required across each asset class to achieve the principles, objectives and strategy set out in the Asset Management Policy and Strategy.

¹ ISO, 2014, ISO 55002, Sec 5.2, p 7.

2.2. Our Assets



2.3. Asset Management Policy

Council's Asset Management Policy sets out the principles by which the organisation intends applying asset management to achieve its organisational objectives². Our Asset Management Policy is contained in Appendix A.

2.4. Where Are We Now?

This section provides an overview of the current state of our assets.

Asset Values

Table 1 below the Figures 1 and 2 provide an overview of the current gross replacement and depreciated values of our assets as at 30 June 2023.

Table 1: Asset values covered by this Strategy

Burwood LGA - Note 9a		As at 30/6/2023	
\$'000	Current Replacement Cost	Carrying Value	Depreciation Expense
Transport	\$359,035	\$186,388	-\$3,752
Stormwater	\$95,194	\$36,741	-\$766
Buildings	\$151,796	\$118,272	-\$2,679
Parks & Reserves	\$19,322	\$16,557	-\$576
TOTAL	\$625,347	\$357,958	-\$7,773

² ISO, 2014, ISO 55002, Sec 5.2, p 7.

Figure 1 shows the replacement value of our assets.

Figure 1: Asset Replacement Values (\$'000's)

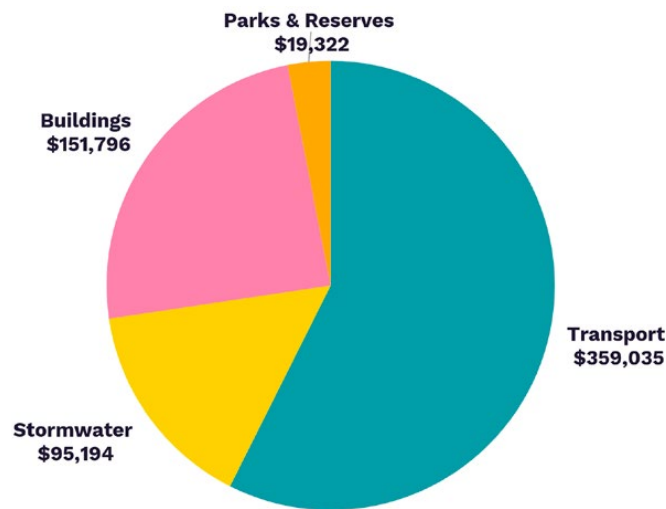
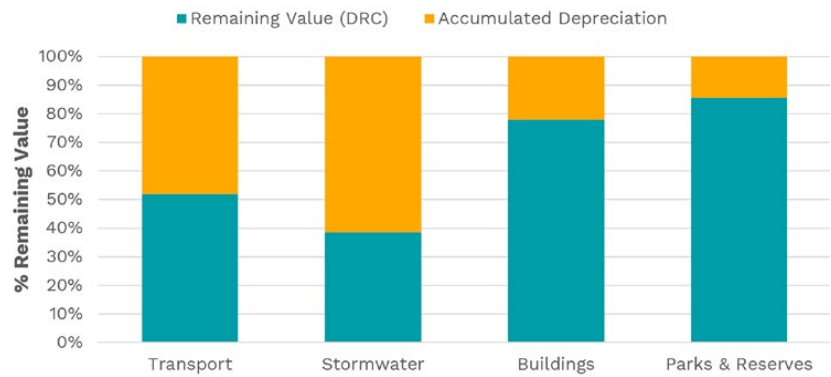


Figure 2 shows the asset consumption ratios of Council's assets (average proportion of 'as new' condition left in assets).

Figure 2: Asset Remaining Value



Asset Condition

Asset physical condition is measured using a 1 - 5 grading system³ as summarised in the table below with an overview of current state presented in Figures 4 and 5 which follow.

Table 2: Asset Condition Grading Model

Condition Grading	Description of Condition
1	Very Good: New condition only planned maintenance required
2	Good: Minor defects only requiring minimal maintenance plus planned maintenance
3	Fair: Programmed maintenance required to return to accepted level of service (Low Risk & acceptable level of service to community)
4	Poor: Consider rehabilitation/renewal (moderate risk & low level of service to community)
5	Very Poor: Approaching unserviceable requires renewal (High Risk & unacceptable level of service to community)

Figure 3: Condition of Assets (%)

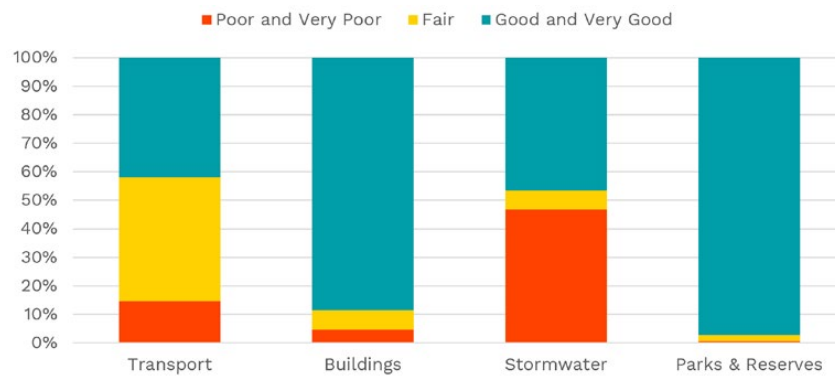
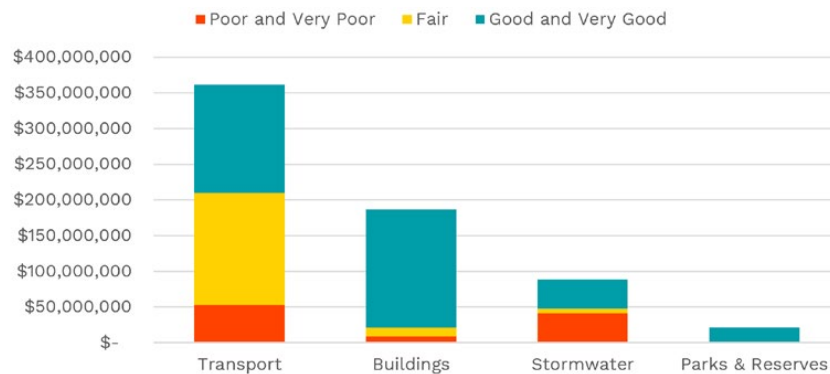


Figure 4: Condition of Assets (\$)



³ IPWEA, 2011, IIMM, Sec 2.5.4, p 2/79.

Asset Management Funding

A fundamental principle of asset management is to provide the services that the community needs at the optimum lifecycle cost and in a

financially sustainable manner. Figure 5 shows the projected operations, maintenance, capital renewal, capital upgrade/new expenditure compared with financial outlays in the LTFP.

Figure 5: Projected Operating and Capital Expenditure (LTFP)

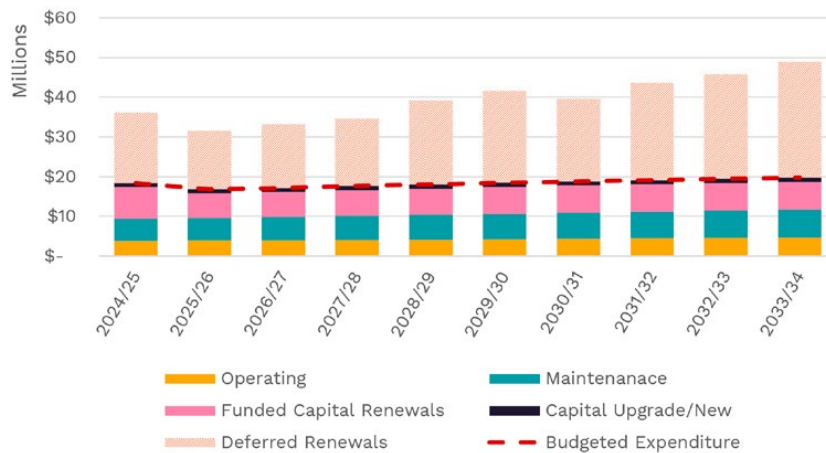


Figure 5 shows that whilst lifecycle expenditure exceeds requirements existing service levels can only be maintained and not significantly improved. Subsequently the existing funding gap or backlog of deferred renewals is expected to increase from the projected \$17.7M in 2024/25 to \$29.2M by 2033/34.

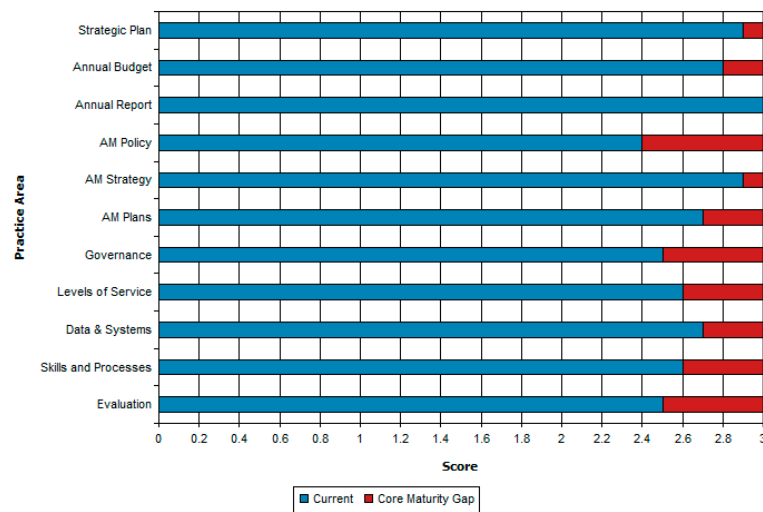
Asset and Financial Management Maturity

We are committed to an ongoing program of continuous improvement in our asset management practices and processes. To assist in guiding that improvement program, we have undertaken a maturity assessment of 11 core competencies developed from the National Asset Planning and Management and Financial Planning and Reporting Frameworks key elements.

A summary of Council's maturity assessment is presented in Figure 6 below. Current maturity is shown by the blue bars, while the red bars represent the maturity gap to achieve core asset management competency.

Following progress made over the past 5 years, Council is in a position to achieve core maturity in the near future. A further maturity assessment will be scheduled to confirm attainment of core competency.

Figure 6: Maturity Assessment



Opportunities

We have identified opportunities relevant to the services included in this Strategy including:

- Regularly engaging with our community to understand the level of service they expect and to help them understand the level of service we can deliver. This information is important in setting priorities and determining resource allocation
- Improving asset knowledge so that data accurately records the asset inventory, how assets are performing and when assets are not able to provide the required service levels
- Improving our efficiency in operating, maintaining, renewing and replacing existing assets to optimise life cycle costs
- Identifying and managing risks associated with providing services from assets
- Making trade-offs between service levels and costs to ensure that the community receives the best return from assets
- Identifying assets surplus to needs for disposal to make savings in future operations and maintenance costs
- Consulting with the community to ensure that services and costs meet community needs and are affordable
- Developing partnerships with other bodies, where available to provide services
- Seeking additional funding from governments and other bodies to better reflect a 'whole of government' funding approach to asset intensive services

2.5. Our community's expectations

We have identified community expectations for service levels to be generally consistent with current levels of service. We have acquired physical assets by 'purchase', by contract, construction by our staff and by donation of assets constructed by developers and others to meet increased levels of service.

Our goal in managing these assets is to meet the defined level of service (as amended from time to time) in the most cost effective manner for present and future consumers. Community engagement is necessary to ensure that informed decisions are made on future levels of service and costs and that service and risk consequences are known and accepted by stakeholders.

We know our community want us to deliver infrastructure assets:

- In a cost effective and sustainable way; and
- At a level which supports community life, local business and attracts visitors to the LGA.





2.6. Where do we want to be

To ensure Council's long-term financial sustainability, it is essential to balance the community's expectations for services with the ability to pay for the assets used to provide the services. Maintenance of service levels for physical assets requires appropriate investment over the whole of each asset's lifecycle. To assist in achieving this balance, we aspire to:

Develop and maintain asset management governance, skills, process, systems and data in order to provide the level of service the community need at present and in the future, in the most cost-effective and fit for purpose manner.

Objectives of this vision are to:

- Ensure that our services and assets are provided in an economically optimal way, with the appropriate level of service to residents, visitors and the environment determined by reference to our financial sustainability
- Safeguard our assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial resources for those assets
- Adopt the LTFP as the basis for all service and budget funding decisions
- Meet legislative requirements for all our operations
- Ensure resources and operational capabilities are identified and responsibility for asset management is allocated
- Provide high level oversight of financial and asset management responsibilities through Council's Audit Risk and Improvement Committee and reports to Council on development and implementation of this Strategy, Asset Management Plan and Long-Term Financial Plan

2.7. How will we get there?

Asset Management Strategies

We will implement the following strategies to enable our organisational and asset management objectives and policies to be achieved.

Table 3: Asset Management Strategies

No	Strategies	Desired Outcome
1	Move from annual budgeting to long term financial planning	The long-term implications of all services are considered in annual budget deliberations
2	Develop and annually review strategic asset management plans covering at least 10 years for all major asset classes (80% of asset value)	Identification of services needed by the community and required funding to optimise 'whole of life' costs
3	Develop and maintain a LTFP covering 10 years incorporating asset management plan expenditure projections with a sustainable funding position outcome	Sustainable funding model to provide our services
4	Incorporate Year 1 of the LTFP's revenue and expenditure projections into annual budgets	Long term financial planning drives budget deliberations
5	Review and update strategic asset management plans and long-term financial plans after adoption of annual budgets. Communicate any consequence of funding decisions on service levels and service risks	We and the community are aware of changes to service levels and costs arising from budget decisions
6	Report our financial position at Fair Value in accordance with Australian Accounting Standards, financial sustainability and performance against organisational objectives in Annual Reports	Financial sustainability information is available for Council and the community
7	Ensure council/board decisions are made from accurate and current information in asset registers, on service level performance and costs and 'whole of life' costs	Improved decision making and greater value for money
8	Report on our resources and operational capability to deliver the services needed by the community in the annual report	Services delivery is matched to available resources and operational capabilities
9	Ensure responsibilities for asset management are identified and incorporated into staff position descriptions	Responsibility for asset management is defined
10	Implement an improvement plan to realise 'core' maturity for the financial and asset management competencies within 2 years	Improved financial and asset management capacity within the organisation
11	Report six monthly to Council/Board by Audit Committee/CEO on development and implementation of AM Plans and LTFPs	Oversight of resource allocation and performance

Information Systems

Council currently utilises a cloud based system for its asset register called 'Brightly' to effectively store detailed information on its assets. The Brightly system integrates with Council's spatial Geographic Information System (GIS) component containing the spatial data of the assets.

Council's information systems assist in facilitating the effective and efficient management of assets by enabling Council to:

- Document asset attributes, conditions and values
- Undertake predictive modelling to optimise the decision making process
- Project forward capital expenditure and preferred treatment options
- Fulfil the requirement to report regularly to the community and other government authorities about Council's asset management programs and asset information
- Continuously develop the process, knowledge and support information systems as the feedback process progresses

Council will continue to develop its information systems to improve the efficiency and effectiveness of our overall asset management process. This may include improved integration between systems and the ability to assign works via the works requests system and record the associated expenditure.

Asset Management Improvement Plan

Detailed improvement tasks required to achieve a 'core' financial and asset management maturity are outlined in the asset management improvement plan in Section 7 of Council's Strategic Asset Management Plan.

Consequences if actions are not completed

There are potential consequences for the Council if improvement actions are not completed. These include:

- Inability to achieve strategic and organisational objectives
- Inability to achieve financial sustainability for the organisation's operations
- Current risks to service delivery are likely to eventuate and response actions may not be appropriately managed
- We may not be able to accommodate and/or manage changes in demand for asset intensive services

Service Levels

Service levels are outlined within the Burwood Council Asset Management Plan and can be summarised under three general categories.

Quality: Quality indicators are used to measure how assets will be maintained in a condition necessary to deliver targeted standards. Defects found or reported that are outside set service performance standards will be repaired. An asset management plan sets out the renewal and maintenance response if service levels fall below target levels. An important improvement to current practice is that there should be a forward projection of a minimum of 10 years rather than just an annual defect prioritisation.

Function: The intent of function based performance measurement is to ensure that assets are fit-for-purpose and meeting users' needs relative to the service being provided. Where functionality gaps are identified, upgrades of existing, and/or creation of new, assets may be required.

Capacity / Utilisation: The intent of capacity based performance assessment is to ensure that assets are able to meet the current and projected demands for the service being provided. Where capacity gaps are identified, upgrades of existing, and/or creation of new, assets may be required.

Risk management

Risk management sets out how safety and risk will be managed to agreed levels. This includes the inspection and defect prioritisation processes as well as risk mitigation and control measures.

Incorporation of risk management in our Asset Management Plan must consider that:

- Risk management must be integrated with all service planning and delivery activities rather than an administrative “add on”. This means the Risk Register is an output from infrastructure asset management and the asset management plans so that it is integrated with corporate plans and 10-year financial plans
- Infrastructure risk management planning will be consistent with any existing risk management policy, particularly the steps for risk identification, assessment, management and mitigation. The corporate Risk Register is to be used as the tool for recording and reporting risk for infrastructure assets
- Risk is both an opportunity and a responsibility that should be reflected in the asset management plans. Innovative solutions and community promotion of solutions will be encouraged
- Systematic management of risk is a large task requiring a continuous improvement approach. Most service areas are already doing an excellent job of managing operational risk but not through a consistent framework of infrastructure asset management plans
- Ownership must be allocated to risk. Ownership must be linked to capacity in order to control risk
- Management of operational risk is a core line management function and is not an “add on” overhead
- Strategic risk inherent in resource allocation needs to be communicated, measured and reviewed through the framework of planning and operational plans. The 10-year financial plan for resource allocation is the mechanism for implementation
- Service performance measurement/review/consultation/incident management is crucial to guide a systematic approach and enable us to learn from our mistakes



3. Monitoring Our Performance

In addition to implementation and monitoring of the improvement actions detailed within the Burwood Council Asset Management Plan, Council will monitor asset management and financial performance via the following performance indicators.

Indicator	Purpose	Target
Infrastructure Renewal Ratio	To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating.	> 100%
Capital Expenditure Ratio	To assess the extent to which Council is expanding its asset base through capital expenditure on both new assets and the replacement and renewal of existing assets.	> 1.10x
Asset Maintenance Ratio	Compares actual vs required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the infrastructure backlog growing.	> 1.00x
Infrastructure Backlog Ratio	This ratio shows what proportion the backlog is against the total value of Council's infrastructure.	< 2%

Appendix

Appendix A: Asset Management Policy

Purpose

The purpose of this Policy is to outline Council's commitment to best practice, service focused and sustainable lifecycle asset management for all assets owned and/or administered by Council.

Scope

This Policy applies to the management of all services provided by infrastructure assets grouped as:

- Transport
- Drainage
- Buildings
- Parks and Recreation

Objectives

Assets owned or administered by Council must or will:

- Have an identified strategic purpose that contributes to Council's community infrastructure and/or service delivery objectives as defined in Council's Community Strategic Plan, Delivery Program and Operational Plan
- Be managed so that they are functionally and aesthetically sound within the appropriate levels of service, and are environmentally and financially sustainable
- Have a current Asset Management Plan detailing the whole lifecycle management of the asset
- Have budgeted funding planned for their long-term management, operation, maintenance, disposal and/or renewal
- Have the resource and capacity requirements, responsibility, custodianship and accountabilities for asset management clearly defined
- Be identified, registered and recorded in accordance with relevant legislation, regulatory requirements and accounting standards
- Be managed by transparent and responsible asset management processes that align with demonstrated best practice
- Have sufficient capacity, accessibility and adaptability to meet the varying needs of the Council community over time and be accessible and adaptable
- Be managed within an environment where all Burwood Council employees have an awareness of, an integral part in, and appropriate training and development for, infrastructure asset management practices and processes

Policy commitment

Background

Asset management practices impact directly on the core business of Council and our ability to achieve our strategic service delivery objectives.

A focus on sustainable service delivery ensures that services are delivered in a socially, economically and environmentally responsible manner, and in a way that does not compromise the ability of future generations to make their own choices.

Sound asset management practices enable sustainable service delivery by integrating customer values, priorities and an informed understanding of the trade-offs between risks, costs and service performance.

Adopting the key asset management principles below will assist in achieving our strategic long-term community and financial objectives.

Principles

Council's sustainable service delivery needs will be met by ensuring adequate provision is made for the long-term planning, financing, operation, maintenance, renewal, upgrade, and disposal of our infrastructure assets by:

1. Ensuring our infrastructure capital assets are provided in a manner that respects financial, cultural, economic and environmental sustainability needs
2. Meeting all relevant legislative and regulatory requirements
3. Demonstrating transparent and responsible asset management processes that align with demonstrable best-practices
4. Implementing asset management plans and strategies and providing sufficient financial resources to accomplish them
5. Incorporating Asset Management Plan expenditure projections into Council's Long Term Financial Plan
6. Undertaking regular and systematic reviews of all asset management plans to ensure that assets are managed, valued, and depreciated in accordance with appropriate best practice
7. Conducting four yearly condition inspections, data collection, valuations and performance and risk monitoring will be carried out to ensure the currency and effectiveness of our Asset Management Plan. These inspections will also be used as part of the asset management process to ensure agreed service levels are maintained and to identify asset renewal priorities
8. Identifying asset lifecycle funding required to meet agreed service levels, as defined in adopted asset management plans, and when applicable long term financial plans, will form the basis of annual budget estimates with the service and risk consequences of variations in budget resources relative to defined asset life cycle funding requirements clearly documented

9. Reporting and consideration of future lifecycle costs in all decisions relating to new assets and upgrading of existing services and assets. Council will ensure the asset management of existing assets will not be compromised by the creation of new or upgraded assets
10. Determining future service and intervention levels in consultation with the community and key stakeholders
11. Ensuring necessary capacity and other operational capabilities are provided to asset management practices, and that responsibilities are effectively allocated for the development and implementation of asset strategies, asset management plans and service level documents
12. Implementing ongoing improvements to asset management maturity and practices, underpinned by performance measurement, audit and review at appropriate interval
13. Creating a corporate culture where all employees play a part in the overall care for Council's assets by providing necessary asset management awareness, training and professional development

Related plans and strategies

- Burwood2036, Community Strategic Plan
- Delivery Program 2022-2026
- Resourcing Strategy 2022-2032
 - Asset Management Plan
 - Long Term Financial Plan
 - Digital Strategy
 - Workforce Management Plan

Responsibility

The Mayor and Councillors are responsible for adopting this Policy, providing high level oversight of the delivery of the Council's asset management strategy and plans and ensuring sufficient resources are applied to manage the assets.

The General Manager has overall responsibility for developing infrastructure asset management systems, policies and procedures and financial models and reporting on the status and effectiveness of asset management within Council.

Directors and Group Managers/Managers are responsible for overseeing the development and implementation of asset and risk management plans across all asset classes, as well as implementing infrastructure asset management systems, policies and procedures. They are also responsible for ensuring that all asset management activities are consistent with the objectives of Council's Community Strategic Plan, and our Integrated Planning and Reporting Framework. They are also responsible for ensuring that the appropriate people, processes and systems are in place and working together to deliver services and meet the corporate infrastructure asset management objectives.

Employees with management or supervisory responsibility are responsible for the management of assets within their area of responsibility. They will be responsible for the timely completion of those activities contained within those plans.

Review

This Policy has a life of 4 years or less at the discretion of the elected Council.

Contact

Manager Design and Assets on 9911 9940.

Appendix B: References

ISO, 2014, ISO 55000, *Asset management – Overview, principles and terminology*, International Organization for Standardization, Geneva.

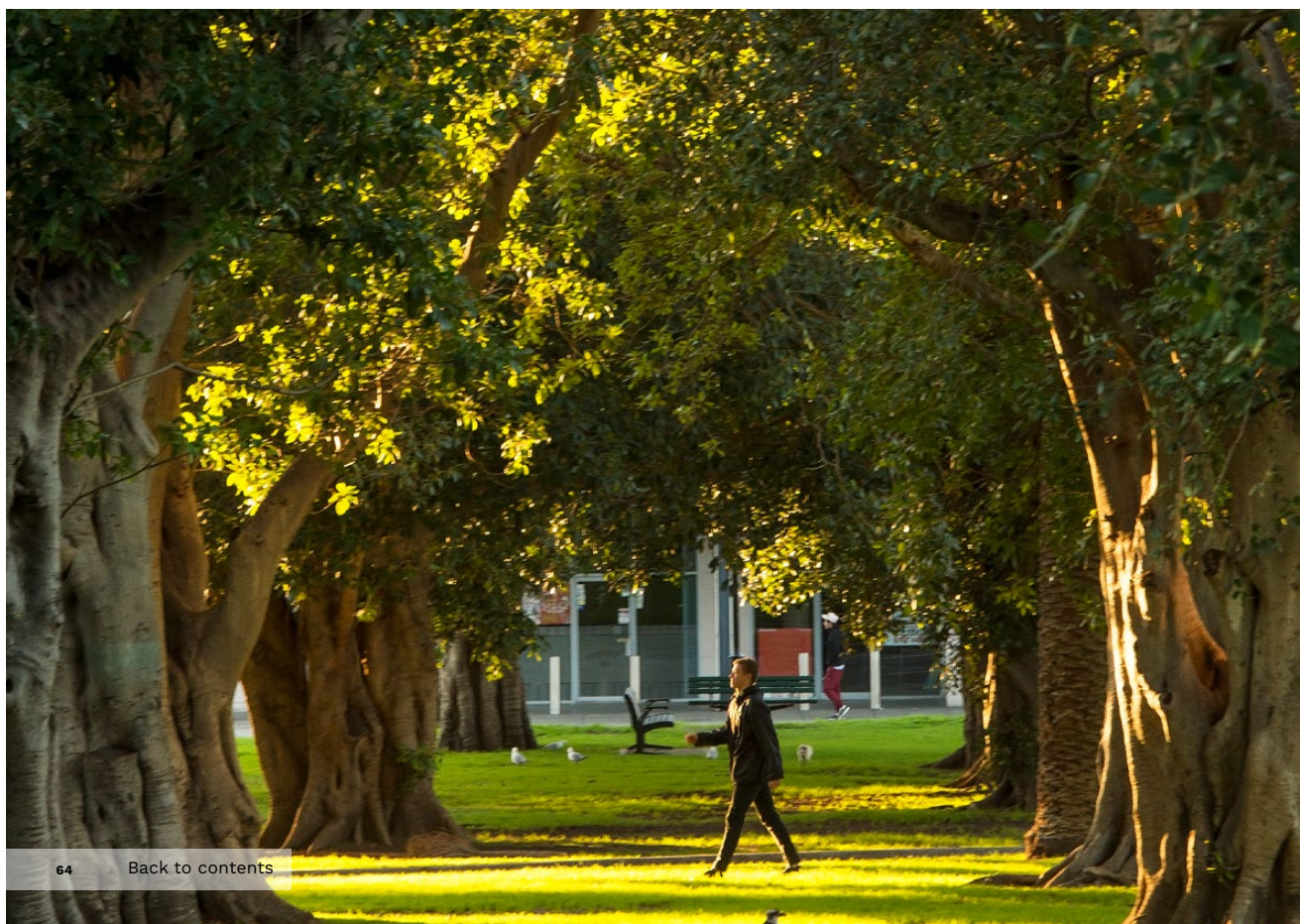
ISO, 2014, ISO 55001, *Asset management – Management systems – Requirements*, International Organization for Standardization, Geneva.

ISO, 2014, ISO 55002, *Asset management – Management systems – Guidelines for the application of ISO 55001*, International Organization for Standardization, Geneva.

IPWEA, 2014, 'NAMS.PLUS3 Asset Management', Institute of Public Works Engineering Australia, Sydney, www.ipwea.org/namsplus.

IPWEA, 2009, 'Australian Infrastructure Financial Management Guidelines', Institute of Public Works Engineering Australia, Sydney, www.ipwea.org/AIFMG.

IPWEA, 2011, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australia, Sydney, www.ipwea.org/IIMM





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1. Executive Summary

Context

Council is responsible for the acquisition, operation, maintenance, renewal and disposal of an extensive range of Infrastructure assets with a total replacement value nearing \$625.35 million.

Our Asset Management Policy, Asset Management Strategy and Strategic Asset Management Plan provide the framework for Council to effectively manage its infrastructure resources in a strategic, coordinated and responsive way.

Council's Infrastructure assets are categorised as:

- Transport
- Drainage
- Buildings
- Parks and Recreation

These assets contribute to the provision of services essential to our community's quality of life, the prosperity of local business and the enjoyment of visitors to the Burwood LGA.

Like many NSW councils, we experience an infrastructure funding backlog due to ageing infrastructure and a funding gap between current and required capital expenditure. Therefore, long term capital plans and long-term financial planning are required to ensure that service delivery is sustainable.

This Strategic Asset Management Plan (SAMP) aligns the vision and strategic directions of Burwood2036, with the asset management objectives, principles, framework and strategies required to achieve our organisational objectives. The plan summarises the activities and expenditure projections required to achieve the asset management objectives.

Current situation

The objective of the SAMP is to describe how Council will meet its commitment to asset management as documented in Council's Asset Management Policy. It achieves this by developing a structured set of strategic actions aimed at enabling Council to improve its asset management practices in alignment with service delivery needs.

Our aim is to achieve a 'core' maturity for asset management activities and continued maturity improvement where the benefits exceed the costs. Improvement tasks have been identified and documented in the Table 10 Improvement Plan.

Strategic Asset Management Plan Methodology

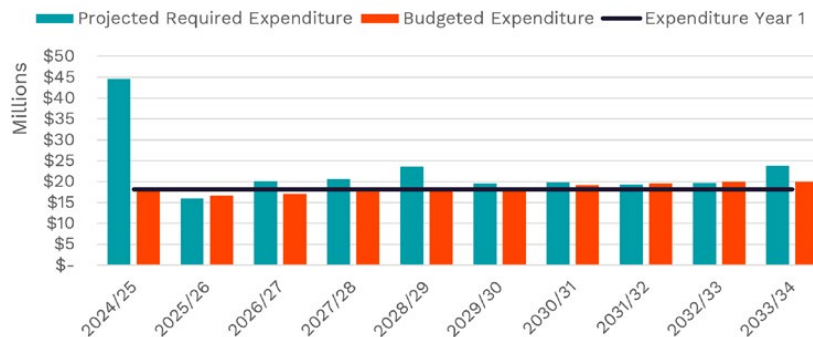
What does it Cost?

The forecast of the projected outlays necessary to provide the services covered by this SAMP includes operations, maintenance, capital renewal and upgrade of existing assets. Over the 10 year planning period the projected outlays are \$213.05M or \$21.3M on average per year.

Estimated available funding for this period is \$183.9M or \$18.4M on average per year which is 86% of the cost to provide the service. This is a funding deficit of \$2.92M on average per year.

Projected expenditure required to provide services in the SAMP compared with planned expenditure currently included in the LTFP are shown in the following graph.

Burwood - Projected and Budget Expenditure for LTFP



What we will do

Council has previously been driven by funding availability and been reactive to customer requests. A shift towards a strategic approach to effective asset management provides better accountability, sustainability, risk management, service management and financial efficiency.

Our aim is to provide the services needed by the community in a financially sustainable manner. Achieving financial sustainability requires balancing service levels and performance with cost and risk.

Over the next 10 years Council plans to sustain current service levels and continue its strong focus in the high-risk areas of Transport and Stormwater Drainage.

Major projects and initiatives include:

- Continued rolling works program for roads, footpaths, kerb and gutter and storm water drainage
- Continued upgrade of the Enfield Aquatic Centre
- Flockhart Park embellishment and upgrade works including new exercise equipment along the Cook's River cycle pathway
- Burwood Park New Nature Play Park, Sensory Garden and Pond Upgrade
- Burwood Urban Park.

What we have deferred

Whilst it is not possible to meet all expectations for services within current financial resources, we will continue to work with the community to ensure that required services are provided at appropriate levels and at an affordable cost while managing risks.

Managing the Risks

There are risks associated with providing the service and not being able to complete all identified activities and projects. We have identified major risks as:

- Increasing financial pressure to adequately maintain the roads portfolio due to increasing costs
- Flooding caused by inadequate or lack of stormwater systems
- Highly variable and unpredictable extreme weather events, and the impact this will have on transport assets. What seemingly is a manageable position can change very quickly

We will endeavour to manage these risks within available funding by using our asset management systems implemented, to provide a sound platform for understanding the condition, maintenance and replacement schedule for all our assets, which will in turn inform our ongoing budgeting process.

Confidence Levels

This Plan is based on a mix of confidence levels as data and information varies greatly across different asset areas.

The Next Steps

The key actions resulting from this Plan are:

- Regular engagement with our community to understand the level of service they expect and to help them understand the level of service we can deliver. This information is important in setting priorities and determining resource allocation
- Improving asset knowledge so that data accurately records the asset inventory, how assets are performing and when assets are not able to provide the required service levels
- Improving our efficiency in operating, maintaining, renewing and replacing existing assets to optimise lifecycle costs
- Identifying and managing risks associated with providing services from assets
- Making trade-offs between service levels and costs to ensure that the community receives the best return from assets
- Identifying assets surplus to needs for disposal to make savings in future operations and maintenance costs
- Consulting with the community to ensure that services and costs meet community needs and are affordable
- Developing partnerships with other bodies where available, to provide services, and seeking additional funding from governments and other bodies to better reflect a 'whole of government' funding approach to asset intensive services

2. Introduction

Background

This Plan combines our 4 major infrastructure asset categories. It includes analysis at sub-category asset level. The purpose is to document the relationship between the organisational objectives set out in the Community Strategic Plan, Resourcing

Strategy, Delivery Program, and the asset management (or service) objectives and define the strategic framework required to achieve the asset management objectives.¹ This Plan encompasses the following asset categories:

- Transport including footpaths and kerb and gutter
- Stormwater Drainage
- Buildings
- Parks and Recreation

Table 1: Assets covered by this Plan

Burwood LGA - Note 9a		As at 30/6/2023	
\$'000	Current Replacement Cost	Carrying Value	Depreciation Expense
Transport	\$359,035	\$186,388	-\$3,752
Stormwater	\$95,194	\$36,741	-\$766
Buildings	\$151,796	\$118,272	-\$2,679
Parks and Reserves	\$19,322	\$16,557	-\$576
TOTAL	\$625,347	\$357,958	-\$7,773

¹ ISO, 2014, ISO 55002, Sec 4.1.1, p 2.

² Based on IPWEA 2015 IIMM, Sec 2.1.3, p 2| 13.

³ ISO 55000 Overview, principles and terminology.

Goals and Objectives of Asset Ownership

Our goal in managing infrastructure assets is to meet the defined level of service (as amended from time to time) in the most cost effective manner for present and future consumers. The key elements of infrastructure asset management are:

- Providing a defined level of service and monitoring performance
- Managing the impact of growth through demand management and infrastructure investment
- Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service
- Identifying, assessing and appropriately controlling risks
- Linking to a long-term financial plan which identifies required, affordable expenditure and how it will be allocated.

Other relevant references to the benefits, fundamentals principles and objectives of asset management can be found in:

- International Infrastructure Management Manual 2020
- ISO 55000:2014 Asset Management – Overview, principles and terminology.

Plan Framework

Key elements of this Plan are:

- Levels of service – specifies the services and levels of service to be provided by the organisation
- Future demand – how this will impact on future service delivery and how this is to be met
- Life cycle management – how Council will manage its existing and future assets to provide defined levels of service
- Financial summary – what funds are required to provide the defined services
- Monitoring and improvement plan – how this Plan will be monitored to ensure it is meeting our organisation's and community's Vision and Strategic Directions.

Core and Advanced Asset Management

This Plan is prepared as a 'core' asset management plan over a 10-year planning period in accordance with the International Infrastructure Management Manual. Core asset management is a 'top down' approach where analysis is applied at the system or network level. An 'advanced' asset management approach uses a 'bottom up' approach for gathering detailed asset information for individual assets.

3. Levels of Service

Community Expectations

The expectations and requirements of various stakeholders were considered in the preparation of detailed asset management plans summarised in this SAMP. The following results have been extracted from Council's Customer Satisfaction Survey conducted in March 2021.

Key findings from the survey included:

1. 88% of residents agree/strongly agree that Burwood area is a great place to live
2. Managing development particularly high-rise development, traffic management, maintaining/upgrading roads and natural environment/more parks and open/green spaces for the area were all identified as the most important components to be included in the CSP
3. Residents expressed concerns for the impacts and management of high-density living and road safety
4. 92% rated their quality of life as 'good' to 'excellent'
5. 94% of residents were at least 'somewhat satisfied' with the performance of Council.

Organisational Objectives

Our Community Strategic Plan establishes our community's long term Vision and Strategic Directions for the Burwood LGA. Our Delivery Program defines the Principal Activities which Council will undertake to turn those aspirations into action. Our asset management objectives are developed from this overarching strategic framework and have strong links to the other elements of Council's IP&R suite of plans and strategies. These organisational priorities and asset management objectives provide focus for the community and technical level of service outlined in this Plan.

Legislative Requirements

We have to meet many legislative requirements including Australian and State legislation and State regulations in the planning, provision and maintenance of our assets. These are outlined in the Table below.

Best thing about living in the Burwood Area

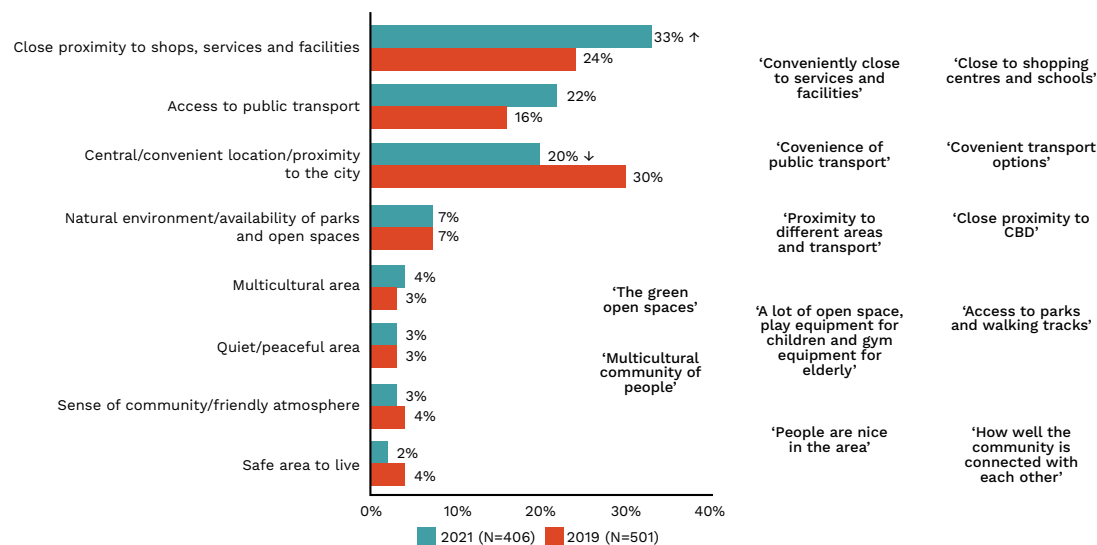


Table 2: Legislative Requirements

Legislation	Requirement
Local Government Act 1993	<p>Sets out role, purpose, responsibilities and powers of local governments.</p> <p>The purposes of this Act are as follows:</p> <p>to provide the legal framework for an effective, efficient, environmentally responsible and open system of local government in New South Wales,</p> <p>to regulate the relationships between the people and bodies comprising the system of local government in New South Wales,</p> <p>to encourage and assist the effective participation of local communities in the affairs of local government,</p> <p>to give councils:</p> <p>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 the responsibility for administering some regulatory systems under this Act a role in the management, improvement and development of the resources of their areas</p> <p>to require councils, councillors and employees to have regard to the principles of ecologically sustainable development in carrying out their responsibilities</p> <p>The land management provisions of the Act require that Council prepare plans of management for all community land. The plan of management identifies the management objectives for the land category, performance indicators and performance measures to meet the objectives identified.</p>
Local Government Amendment (Planning and Reporting) Act 2009	<p>Local Government Amendment (Planning and Reporting) Act 2009 includes the preparation of a long-term financial plan supported by asset management plans for sustainable service delivery.</p>
Disability Discriminations Act, 1992	<p>The Federal <i>Disability Discrimination Act 1992</i> (D.D.A.) provides protection for everyone in Australia against discrimination based on disability. It encourages everyone to be involved in implementing the Act and to share in the overall benefits to the community and the economy that flow from participation by the widest range of people. It mandates that:</p> <p>a) To eliminate, as far as possible, discrimination against persons on the ground of disability in the areas of:</p> <p>i) Work, accommodation, education, access to premises, clubs and sport; and</p> <p>ii) The provision of goods, facilities, services and land and</p> <p>iii) existing laws and</p> <p>iv) The administration of Commonwealth laws and programs and</p> <p>b) To ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.</p>
Work Health and Safety Act 2011	<p>Sets out roles and responsibilities to secure the health, safety and welfare of persons at work and covering injury management, emphasising rehabilitation of workers particularly for return to work. Council is to provide a safe working environment and supply equipment to ensure safety.</p>
Environmental Planning and Assessment Act 1979	<p>An Act to institute a system of environmental planning and assessment for the State of New South Wales. Among other requirements the Act outlines the requirement for the preparation of Local Environmental Plans (LEPs), Development Control Plans (DCPs), Environmental Impact Assessments (EIA) and Environmental Impact Statements.</p>
Plant Protection Act 1989	<p>This Act sets out requirements in respect to Flora Protection</p>

Legislation	Requirement
Environmental Protection Act 1994	This act sets out requirements in respect to environmental protection
Threatened Species Conservation Act, 1995	An Act to conserve threatened species, populations and ecological communities of animals and plants. Under the terms of this Act Council is required to ensure the long-term survival of the species identified.
Rivers and Foreshores Improvements Act, 1948	An Act to provide for the carrying out of works for the removal of obstructions from and the improvement of rivers and foreshores and the prevention of erosion of lands by tidal and non-tidal waters
Protection of the Environment Operations Act 1997	Council is required to exercise due diligence to avoid environmental impact and among others are required to develop operations emergency plans and due diligence plans to ensure that procedures are in place to prevent or minimise pollution.
National Parks and Wildlife Act (1974)	An Act relating to the establishment, preservation and management of national parks, historic sites and certain other areas and the protection of certain fauna, native plants and Aboriginal objects.
Native Vegetation Act 2003	This Act regulates the clearing of native vegetation on all land in NSW, except for excluded land listed in Schedule 1 of the Act. The Act outlines what landowners can and cannot do in clearing native vegetation.
Public Works Act 1912	Sets out the role of Council in the planning and construction of new assets.
Road Transport (General) Act 2005	Provides for the administration and enforcement of road transport legislation. It provides for the review of decisions made under road transport legislation. It makes provision for the use of vehicles on roads and road related areas and also with respect to written off and wrecked vehicles.
Road Transport (Safety and Traffic Management) Act 1999	Facilitates the adoption of nationally consistent road rules in NSW, the Australian Road Rules. It also makes provision for safety and traffic management on roads and road related areas including alcohol and other drug use, speeding and other dangerous driving, traffic control devices and vehicle safety accidents.
Roads Act 1993	Sets out rights of members of the public to pass along public roads, establishes procedures for opening and closing a public road, and provides for the classification of roads. It also provides for declaration of the RTA and other public authorities as roads authorities for both classified and unclassified roads, and confers certain functions (in particular, the function of carrying out roadwork) on the RTA and other roads authorities. Finally it provides for distribution of functions conferred by this Act between the RTA and other roads authorities, and regulates the carrying out of various activities on public roads.
Local Government (Highways) Act 1982	An Act to consolidate with amendments certain enactments concerning the functions of the corporations of municipalities with respect to highways and certain other ways and places open to the public.
NSW Road Rules 2008	A provision of road rules that are based on the Australian Road Rules so as to ensure that the road rules applicable in this State are substantially uniform with road rules applicable elsewhere in Australia.
Valuation of Land Act 1916	This act sets out requirements in respect Land Valuation
Crown Lands Act, 1989	An Act to provide for the administration and management of Crown land in the Eastern and Central Division of the State of NSW. Council has large holdings of Crown land under it care, control and management.

Legislation	Requirement
Heritage Act, 1977	<p>An Act to conserve the environmental heritage of the State.</p> <p>Several properties are listed under the terms of the Act and attract a high level of maintenance cost, approval and monitoring.</p> <p>Several properties are listed under the terms of the Act and attract a high level of maintenance cost, approval and monitoring.</p>
Building Code of Australia	The goal of the BCA is to enable the achievement of nationally consistent, minimum necessary standards of relevant, health, safety (including structural safety and safety from fire), amenity and sustainability objectives efficiently.
Building Fire and Safety Regulation 1991	This Act sets out the regulations for things such as means of escape, Limitation of people in buildings, Fire and evacuation plans and testing of special fire services and installations.
Electrical Safety Act 2002	This act sets out the installation, reporting and safe use with electricity
Building Regulation 2003	This act sets out requirements in respect to Building Requirements
Plumbing and Drainage Act 2002	This act sets out requirements in respect to Plumbing Requirements
Rural Fires Act, 1997	<p>An Act to establish the NSW Rural Fire Service and define its functions; to make provision for the prevention, mitigation and suppression of rural fires.</p> <p>Under the terms of this Act Council is required to mitigate any fire that emanate from bushland.</p>
Dangerous Goods Safety Management Act 2001	This act sets out the safe use, storage and disposal of dangerous goods
Fire and Rescue Service Act 1990	This act sets out requirements in respect to Emergency Services for Fire and Rescue
Public Records Act 2002	This act sets out requirements in respect maintaining Public Records
Surveillance Devices Act	This act sets out requirements in respect use of Surveillance Devices
Civil Liability Act, 2002	An Act to make provision in relation to the recovery of damages for death or personal injury caused by the fault of a person
Companion Animals Act, 1998	<p>An Act to provide for the identification and registration of companion animals and for the duties and responsibilities of their owners.</p> <p>Under the terms of the Act Council is required to provide and maintain at least one off leash area. It currently has eleven areas identified as off leash.</p>
Rural Fires Act, 1997	<p>An Act to establish the NSW Rural Fire Service and define its functions; to make provision for the prevention, mitigation and suppression of rural fires.</p> <p>Under the terms of this Act Council is required to mitigate any fire that emanate from bushland.</p>

Levels of Service

We have defined service levels in two terms.

Community Levels of Service - measure how the community receives the service and whether the organisation is providing community value.

Community levels of service measures used in this Plan are:

Quality How good is the service?

Function Does it meet the needs of the user?

Capacity/Utilisation Is the service usage appropriate to capacity?

An overview of current community levels of service is provided in Table 3 below.

Technical Levels of Service - Supporting the community service levels are operational or technical measures of performance. These technical measures relate to the allocation of resources to service activities that the organisation undertakes to best achieve the desired community outcomes and demonstrate effective organisational performance.

Technical service measures are linked to annual budgets covering:

- Operations – the regular activities to provide services such as availability, cleansing, mowing, etc.

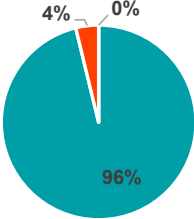
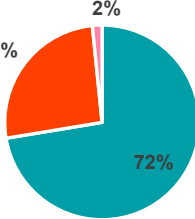
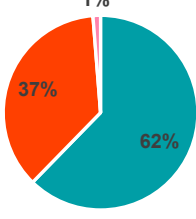
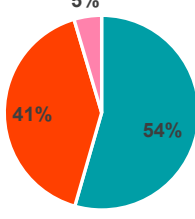
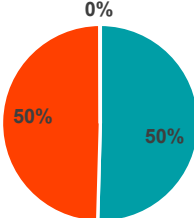
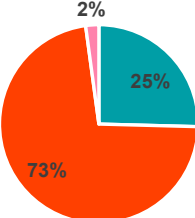
- Maintenance – the activities necessary to retain an assets as near as practicable to an appropriate service condition (e.g. road patching, unsealed road grading, building and structure repairs)
- Renewal – the activities that return the service capability of an asset up to that which it had originally (e.g. road resurfacing and pavement reconstruction, pipeline replacement and building component replacement)
- Upgrade – the activities to provide an higher level of service (e.g. widening a road, sealing an unsealed road, replacing a pipeline with a larger size) or a new service that did not exist previously (e.g. a new library).

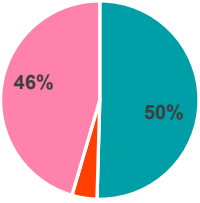
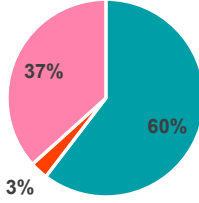
Service managers plan, implement and control technical service levels to influence the customer service levels.²

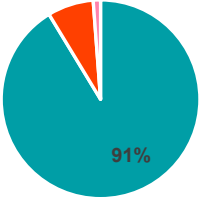
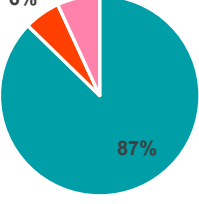
Together the community and technical levels of service provide detail on service performance, cost and whether service levels are likely to stay the same, get better or worse.

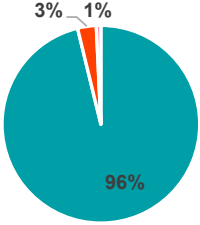
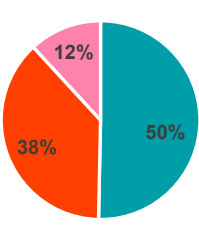
Technical levels of service for each asset category are detailed in Appendix B.

Table 3: Community Levels of Service

Key Performance Measure	Level of Service Objective	Performance Measure Process	Current Level of Service	10 Year Projection Current LTFP Funding
Community Levels of Service – Transport and Stormwater Drainage				
Quality	<p>Well maintained roads, footpaths and Kerb and Gutter</p> <p>Roads, footpaths and Kerb and Gutter that do not cause water ponding</p> <p>Look well maintained</p> <p>Transport infrastructure condition meets hierarchy requirements for condition measures</p>	<p>Customer surveys</p> <p>Customer requests</p>	<p>Access to public transport – 97% Satisfaction</p> <p>Traffic management and road safety – 85% satisfaction</p> <p>Maintaining Footpaths – 83% satisfaction</p> <p>Access to cycleways – 58% satisfaction</p> <p>Has not been fully assessed at this time</p>	It is anticipated that customer requests and community satisfaction would remain the same if not improve over the next 10 years
		<p>Roads State of the Assets Report</p> <p>Condition Profiles</p>	 <p>Confidence Level: High</p>	 <p>Confidence Level: Medium</p>
		<p>Footpaths State of the Assets Report.</p> <p>Condition Profiles</p>	 <p>Confidence Level: High</p>	 <p>Confidence Level: Medium</p>
		<p>Kerb and Gutter State of the Assets Report.</p> <p>Condition Profiles</p>	 <p>Confidence Level: High</p>	 <p>Confidence Level: Medium</p>

Key Performance Measure	Level of Service Objective	Performance Measure Process	Current Level of Service	10 Year Projection Current LTFP Funding
	Provide efficient method of collection and disposal stormwater	Customer surveys Customer requests	Has not been fully assessed at this time	It is anticipated that customer requests and community satisfaction would remain generally the same over the next 10 years
	Stormwater Drainage condition meets hierarchy requirements for condition measures	State of the Assets Report. Condition Profile	 <p>Confidence Level: Low</p>	 <p>Confidence Level: Low</p>
Function	Ensure access to facilities and services is provided that is suited to the use	Customer requests Function Profile	Has not been fully assessed at this time Confidence Level: Low	Requests received should not increase annually. Confidence Level: Low
	Transport Infrastructure meets hierarchy requirements for traffic volumes, design speed, width, alignment, access etc.			
	Ensure stormwater system meets community expectations Removal of gross pollutants	Customer requests Function Profile	Has not been fully assessed at this time Confidence Level: Low	Requests received should not increase annually. Confidence Level: Low
Capacity/ Utilisation	Transport network meets the capacity requirements appropriate to hierarchy	Customer requests Capacity Profile	Has not been fully assessed at this time Confidence Level: Low	Requests received should not increase annually. Confidence Level: Low

Key Performance Measure	Level of Service Objective	Performance Measure Process	Current Level of Service	10 Year Projection Current LTTP Funding
Community Levels of Service – Buildings				
Quality	Service the needs of the community and Council to an appropriate standard	Customer surveys Customer requests	Protection of heritage buildings and items – 76% satisfaction Community centres and facilities – 92% satisfaction Has not been fully assessed at this time	It is anticipated that customer requests will not increase and community dissatisfaction would remain steady over the next 10 years
	Buildings and facilities to be safe and suitable to users At a quality or standard suitable for their use	Buildings State of the Assets Report Condition Profiles	 <p>Confidence Level: High</p>	 <p>Confidence Level: Medium</p>
Function	Buildings and facilities to be suitable for customer activities Easy to access Fit for their purpose Create a pleasant experience	Customer requests Function Profile	Has not been fully assessed at this time Confidence Level: Low	Requests are likely to slowly increase annually Confidence Level: Low
Capacity/ Utilisation	Building facilities meet program delivery needs Available Sufficient facilities for the number of users Not overused	Customer requests Capacity Profile	Has not been fully assessed at this time Confidence Level: Low	Requests are likely to increase slowly annually Confidence Level: Low

Key Performance Measure	Level of Service Objective	Performance Measure Process	Current Level of Service	10 Year Projection Current LTFP Funding
Community Levels of Service – Parks and Recreation				
Quality	Look well maintained and clean Fields have playable surface At a quality or standard suitable for their purpose	Customer surveys Customer requests	Enough opportunities to participate in sporting or recreational activities – 16% disagree Has not been fully assessed at this time	It is anticipated that customer requests will decrease and community satisfaction would improve over the next 10 years
		Parks and Recreation State of the Assets Report Condition Profiles	 <p>Confidence Level: High</p>	 <p>Confidence Level: Medium</p>
Function	Easy to access Fit for their use Create a pleasant experience	Customer requests Function Profile	Has not been fully assessed at this time Confidence Level: Low	Requests received should not increase annually Confidence Level: Low
Capacity/ Utilisation	Available Sufficient facilities for the number of users	Customer requests Capacity Profile	Has not been fully assessed at this time Confidence Level: Low	Requests received should not increase annually Confidence Level: Low

4. Future Demand

Demand Drivers

Drivers affecting demand include population change, changes in demographics, seasonal factors, climate change, vehicle ownership rates, consumer preferences and expectations, government decisions, technological changes, economic factors, agricultural practices, environmental awareness, etc.

Demand Forecast

The present position and projections for demand drivers that may impact future service delivery and utilisation of assets were identified and are documented in Table 4.

Demand Impact on Assets

The impact of demand drivers that may affect future service delivery and utilisation of assets are shown below.

Table 4: Demand Drivers, Projections and Impact on Services

Development	Population increase and higher density development	Steady growth anticipated to continue	Increase in demand for services supported by infrastructure due to development and population growth
Community Expectations	There is a desire from the community for a high standard of services	Expectations will continue to increase	Existing networks may not be fully suitable for the purpose
Increasing Costs	The cost to construct, maintain and renew infrastructure is increasing at a rate greater than council's revenue	Cost of renewing infrastructure systems is increasing. Cost increases are anticipated to continue and will likely be at a higher rate than CPI.	The need to carefully target and plan infrastructure is increasing in importance as maximising the service that can be delivered within the funding limitations will be under pressure

Demand drivers	Present position	Projection	Impact on services
Environment and Climate Change	It is widely accepted that climate is changing	<p>Future is uncertain but is likely that climate change will impact on the delivery of the services provided by infrastructure.</p> <p>Weather extremes will have significant impact on infrastructure</p>	<p>Some services such as the Transport and stormwater drainage may be impacted directly by climate/ rainfall and severe events.</p> <p>Higher frequency and larger flood events</p>

Demand Management Plan

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and implementing demand management practices. Such practices include non-asset solutions, insuring against risks and managing failures.

Non-asset solutions focus on providing the required service without the need for the organisation to own the assets and

management actions including reducing demand for the service, reducing the level of service (allowing some assets to deteriorate beyond current service levels) or educating customers to accept appropriate asset failures³. Examples of non-asset solutions include providing joint services from existing assets such as aquatic centres and libraries that may be in another community area or public toilets provided in commercial premises.

Opportunities identified for demand management are shown in the table below.

Table 5: Demand Management Plan Summary

Service Impact	Demand Management Plan
Communicate options and capacity to fund infrastructure works with the community	Monitor community expectations and communicate service levels and financial capacity with the community to balance priorities for infrastructure with what the community is prepared to pay for
Funding priority works	<p>Link asset management planning to LTFPs and community strategic plans.</p> <p>Continue to seek grant funding for projects identified in Burwood's Community and Strategic Asset Management Plans</p>
Improve understanding of costs and capacity to maintain current service levels.	Continue to analyse the cost of providing service and the capacity to fund at the current level of service
Climate Change	Increased understanding of climate change effects and required management techniques

³ IPWEA, 2011, IIMM, Table 3.4.1, p 3|58.

Asset Programs to meet Demand

The new assets required to meet growth will be acquired free of cost from land developments and constructed/acquired by the organisation. New assets constructed/acquired by the organisation are discussed in Section 5.

Acquiring these new assets will commit the organisation to fund ongoing operations, maintenance and renewal costs for the period that the service provided from the assets is required. These future costs are identified and considered in developing forecasts of future operations, maintenance and renewal costs in Section 5.

5. Lifecycle Management Plan

The lifecycle management plan details how the organisation plans to manage and operate the assets at the agreed levels of service (defined in Section 3) while optimising life cycle costs.

Background Data**Physical parameters**

The assets covered by this Plan are

- Transport
- Drainage
- Buildings
- Parks and Recreation

Asset capacity and performance

The organisation's services are generally provided to meet relevant design standards where these are available.

Infrastructure Risk Management Plan

An assessment of risks associated with service delivery from infrastructure assets conducted for each relevant asset management plan identified critical risks that will result in loss or reduction in service from infrastructure assets or a 'financial shock' to the organisation. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, develops a risk rating, evaluates the risk and develops a risk treatment plan for non-acceptable risks.

Critical risks, being those assessed as 'Very High' – requiring immediate corrective action and 'High' – requiring prioritised corrective action identified in the Infrastructure Risk Management Plan(s) and the adopted treatment plan are summarised below. These risks are regularly reported to Council's Executive and Councillors.

Table 6: Critical Risks and Treatment Plans

Service or Asset at Risk	What can Happen	Risk Rating (VH, H)	Risk Treatment Plan
Roads			
Increasing financial pressure to adequately maintain the roads portfolio	The long-term renewal of road seals is not adequate	Very High	Roads resealing program focusing on high priority areas determined by road hierarchy, condition data, and priorities identified in the CSP
Road Maintenance	Increasing maintenance requirements	High	Continue to improve data Documented service level risks and utilisation for establishing future maintenance priorities
Road Damage	Damage to roads as a result of major storm events	Very High	At present this can be only partially managed within councils resourcing. Council is reliant on assistance funding from other levels of government to manage these events
Stormwater Drainage			
Stormwater Network	General deterioration of the network resulting in structural and capacity failures	High	Assess adequacy of inspections, particularly in aged network areas Keep data up to date so that renewals can be planned
Stormwater Network	Flooding due to blockages	High	Assess adequacy of programs and monitor frequency of problems due to inadequate cleaning or maintenance
Stormwater Network	Flooding caused by inadequate or lack of stormwater systems	High	Review stormwater management program
Footpaths			
Footpaths	Path user trips and injure themselves on damaged path surface.	High	Regular inspection of path condition and defects in accordance with footpath policy. Inspections by Council personnel for any hazards reported by public. Use of materials in new path construction to increase life of footpath
Buildings			
Building Renewal	Buildings deteriorate to a lesser service standard and higher risk situation	Medium - High	Future planning improvements can be made by further documented service level risks and utilisation of these in establishing future renewal priorities
Utilisation	Buildings not suiting the needs of service providers	Medium - High	Continue to monitor not only the condition of buildings, but how well they suit the needs of users
Park and Recreation			
Playgrounds	Incident or injury for community members using facilities	Medium - High	Regular renewal of soft-fall, prevention of usages if broken, repair faulty or broken equipment through regular inspection and maintenance.

Routine Operations and Maintenance Plan

Operations include regular activities to provide services such as public health, safety and amenity, e.g. cleansing, utility services, street sweeping, grass mowing and street lighting.

Routine maintenance is the regular on-going work that is necessary to keep assets operating, including instances where portions of the asset fail and need immediate repair to make the asset operational again.

Operations and Maintenance Plan

Operations activities affect service levels including quality and function, such as cleanliness, appearance, etc., through street sweeping and grass mowing frequency, intensity and spacing of street lights and cleaning frequency and opening hours of building and other facilities.

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating, eg road patching but excluding rehabilitation or renewal.

Maintenance expenditure levels are considered to be adequate to meet projected service levels, which may be less than or equal to current service levels. Where maintenance expenditure levels are such that will result in a lesser level of service, the service consequences and service risks have been identified and service consequences highlighted in the respective AM Plan and service risks considered in the Infrastructure Risk Management Plan.

Operations and Maintenance Strategies

We will operate and maintain assets to provide the defined level of service to approved budgets in the most cost-efficient manner. The operation and maintenance activities include:

- Scheduling operations activities to deliver the defined level of service in the most efficient manner
- Undertaking maintenance activities through a planned maintenance system to reduce maintenance costs and improve maintenance outcomes. Undertake cost-benefit analysis to determine the most cost-effective split between planned and unplanned maintenance activities (50 – 70% planned desirable as measured by cost)
- Maintain a current infrastructure risk register for assets and present service risks associated with providing services from infrastructure assets and reporting Very High and High risks and residual risks after treatment to management and Council/Board
- Review current and required skills base and implement workforce training and development to meet required operations and maintenance needs
- Review asset utilisation to identify underutilised assets and appropriate remedies, and over utilised assets and customer demand management options
- Maintain a current hierarchy of critical assets and required operations and maintenance activities
- Develop and regularly review appropriate emergency response capability
- Review management of operations and maintenance activities to ensure we are obtaining best value for resources used.

Summary of future operations and maintenance expenditures

Future operations and maintenance expenditure is forecast to trend in line with the value of the asset stock as shown in Figure 2 with estimated available operating budget funding. Note that all costs are shown in current dollar values (i.e. real values).

Figure 2: Projected Operations and Maintenance Expenditure and Budget (LTFP)



Renewal and Replacement Plan

Renewal and replacement expenditure is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original or lesser required service potential. Work over and above restoring an asset to original service potential is upgrade/expansion or new works expenditure.

Renewal and Replacement Strategies

We will plan capital renewal and replacement projects to meet level of service objectives and minimise infrastructure service risks by:

- Planning and scheduling renewal projects to deliver the defined level of service in the most efficient manner
- Undertaking project scoping for all capital renewal and replacement projects to identify
 - the service delivery 'deficiency', present risk and optimum time for renewal/replacement
 - the project objectives to rectify the deficiency
 - the range of options with estimated capital and life cycle costs for each options that could address the service deficiency

— and evaluate the options against evaluation criteria adopted by Council/Board, and

— select the best option to be included in capital renewal programs

- Using *optimal* renewal methods (cost of renewal is less than replacement) wherever possible
- Maintaining a current infrastructure risk register for assets and service risks associated from infrastructure assets reporting Very High and High risks and residual risks after treatment to management and Council
- Reviewing current and required skills base and implement workforce training and development to meet required construction and renewal needs
- Maintaining a current hierarchy of critical assets and capital renewal treatments and timings required
- Reviewing management of capital renewal and replacement activities to ensure we are obtaining best value for resources used.

Renewal ranking criteria

Asset renewal and replacement is typically undertaken to either:

- Ensure the reliability of the existing infrastructure to deliver the service it was constructed to facilitate (e.g. replace a bridge that has a 5 t load limit) or
- To ensure the infrastructure is of sufficient quality to meet the service requirements (eg roughness of a road).⁴

It is possible to get some indication of capital renewal and replacement priorities by identifying assets or asset groups that:

- Have a high consequence of failure
- Have a high utilisation and subsequent impact on users would be greatest
- The total value represents the greatest net value to the organisation

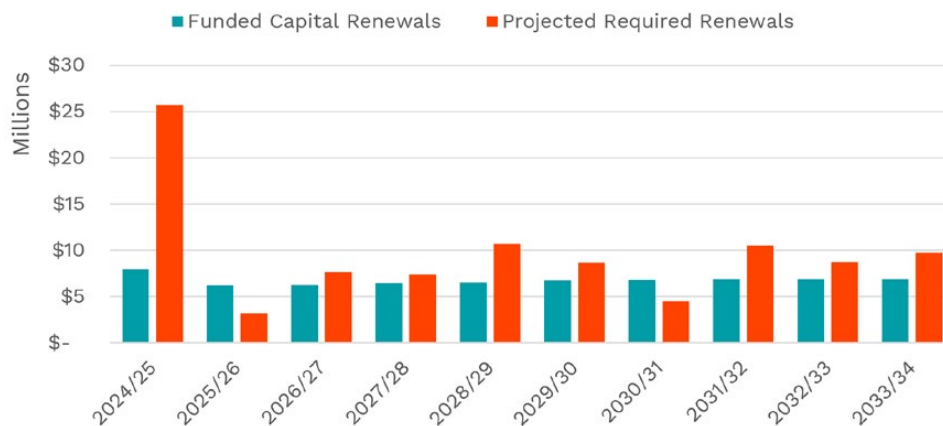
- Have the highest average age relative to their expected lives
- Are identified in this Plan as key cost factors
- Have high operational or maintenance costs, and
- Where replacement with modern equivalent assets would yield material savings.⁵

The ranking criteria used to determine priority of identified renewal and replacement proposals is detailed in the respective sections of this Plan.

Summary of future renewal and replacement expenditure

Projected future renewal and replacement expenditures are forecast to increase over time as the asset stock increases from growth as shown in Figure 3. Note that all costs are shown in current dollar values.

Figure 3: Projected Capital Renewal and Replacement Expenditure (LTFP)



⁴ IPWEA, 2011, IIMM, Sec 3.4.4, p 3|60.

⁵ Based on IPWEA, 2011, IIMM, Sec 3.4.5, p 3|66.

Projected Capital Renewal and Replacement Expenditure

Creation/Acquisition/Upgrade Plan

New works are those works that create a new asset that did not previously exist, or works which upgrade or improve an existing asset beyond its existing capacity. They may result from growth, social or environmental needs. Assets may also be acquired at no cost to the organisation from land development. These assets from growth are discussed in Section 4.5.

Selection criteria

New assets and upgrade/expansion of existing assets are identified from various sources such as Councillor or community requests, proposals identified by strategic plans or partnerships with other organisations. Candidate proposals are inspected to verify need and to develop a preliminary cost estimate. Verified proposals are ranked by priority and available funds and scheduled in future works programmes. The priority ranking criteria is detailed in the respective asset management plans.

Capital Investment Strategies

We will plan capital upgrade and new projects to meet level of service objectives by:

- Planning and scheduling capital upgrade and new projects to deliver the defined level of service in the most efficient manner
- Undertake project scoping for all capital upgrade/new projects to identify
 - the service delivery 'deficiency', present risk and required timeline for delivery of the upgrade/new asset
 - the project objectives to rectify the deficiency including value management for major projects
 - the range of options, estimated capital and life cycle costs for each options that could address the service deficiency
 - management of risks associated with alternative options
 - and evaluate the options against evaluation criteria adopted by Council/Board, and
 - select the best option to be included in capital upgrade/new programs
- Review current and required skills base and implement training and development to meet required construction and project management needs
- Review management of capital project management activities to ensure we are obtaining best value for resources used.

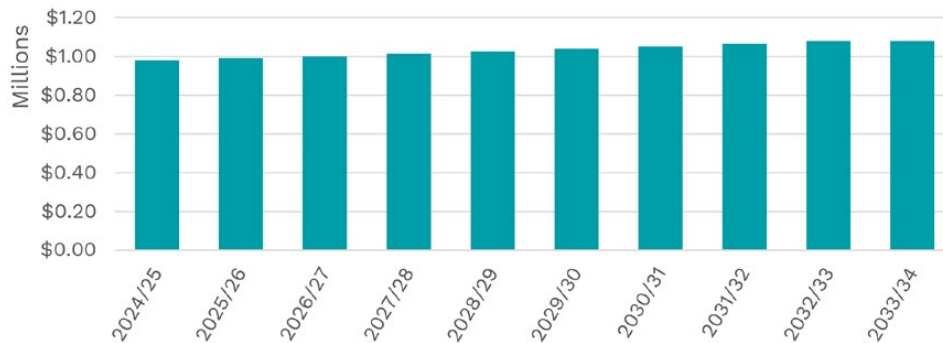
Standards and specifications for maintenance of existing assets and construction of new assets and upgrade/expansion of existing assets are detailed in relevant sections of this Plan.

Summary of future upgrade/new assets expenditure

Summary of future upgrade/new assets expenditure Over the next 10 years Council is planning to invest \$10.3M to improve services

by upgrading or building new infrastructure to service the Burwood community. This is predominately made up of Transport \$6.4M and Parks \$3.9M. Proposed upgrade/new expenditure is shown in Figure 4.

Figure 4: Projected Capital Upgrade/New Expenditure (LTFP)



Disposal Plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation. No assets have been identified for possible decommissioning or disposal in this Plan.

6. Financial Summary

This section contains the financial requirements resulting from all the information presented in the previous sections of this asset management plan. The financial projections will be improved as further information becomes available on desired levels of service and current and projected future asset performance.

Financial Indicators and Projections

Sustainability of service delivery

In addition to long term life cycle costs/ expenditures there are 3 key indicators for service delivery sustainability that have been considered within this Plan, these being the asset renewal funding ratio and the medium term projected/budgeted expenditures over 5 and 10 years of the planning period.

The Asset Renewal Funding Ratio is the most important indicator and reveals whether projected capital renewal and replacement expenditure can be financed in the long-term financial plan. It is calculated by dividing the projected capital renewal expenditure shown in the AM Plan by the estimated capital renewal budget provided in the long-term financial plan.

Table 7 shows overall sustainability of service calculations for the assets covered by this Plan.

Table 7: Sustainability of Service Delivery (Including Current Backlog)

Sustainability of service delivery (Including Backlog)	LTFP
	(\$,000)
Asset Renewal Funding Ratio	
10 Year Renewal Projected Expenditure	\$96,768
10 Year Renewal Planned (Budget) Expenditure	\$67,590
Asset Renewal Funding Ratio	70%
Medium Term (10 yrs) Sustainability	
10 year Operations, Maintenance & Renewal Projected Expenditure	\$202,708
10 year Operations, Maintenance & Renewal Planned (Budget) Expenditures	\$173,530
10 year Funding Shortfall (10 year projected. expenditures. - Planned (Budget) Expenditures)	\$29,178
10 year Sustainability Indicator (10 year planned exp. / projected. Expenditure)	86%
Short Term (5 years) Sustainability	
5 year Operations, Maintenance & Renewal Projected Expenditure	\$104,357
5 year Operations, Maintenance & Renewal Planned (Budget) Expenditure	\$83,120
5 year Funding Shortfall (5 year projected expenditures. - planned (budget) expenditures)	\$21,237
5 year Sustainability Indicator (5 year planned expenditures. / projected expenditures)	80%

The table above shows that under the current LTFP Council can fund 70% of the projected asset renewals (Including existing backlog) over the next 10 years.

Providing services from infrastructure in a sustainable manner requires the matching and managing of service levels, risks, projected expenditures and financing to achieve a financial indicator of approximately 1.0 for the first years of the asset management plan and ideally over the 10 year life of the LTFP.

Figures 9.0 and 9.1 show the projected asset renewal and replacement expenditure over the 10 years of the SAMP. The graph also importantly shows the accumulated impact that each funding scenario is having on council's reported backlog.

Figure 5: Projected and LTFP Budgeted Renewal Expenditure including backlog (LTFP)

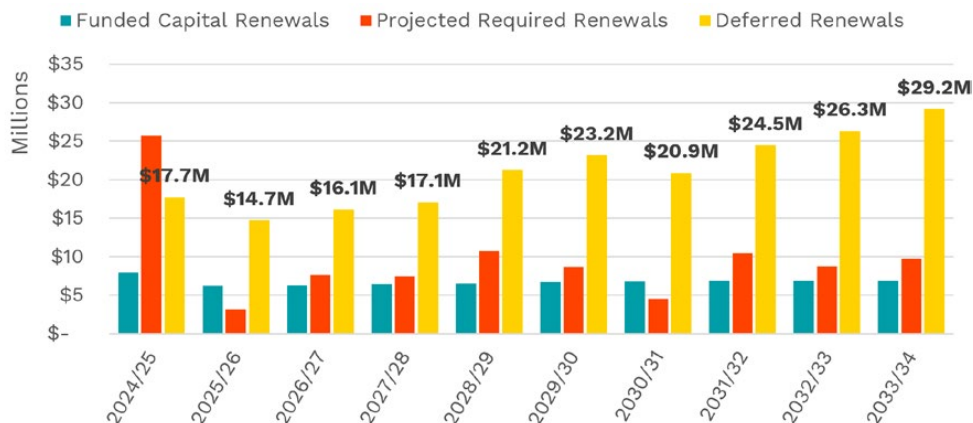


Table 8: Summary of Projected and Planned (LTFP) Renewal Expenditure including carrying backlog

Year	Projected Renewals	Planned/Funded Renewals	Annual Shortfall	Projected Backlog
2024/25	\$25,695	\$7,973	\$17,722	\$17,722
2025/26	\$3,179	\$6,183	-\$3,004	\$14,717
2026/27	\$7,648	\$6,243	\$1,404	\$16,122
2027/28	\$7,407	\$6,469	\$937	\$17,059
2028/29	\$10,725	\$6,547	\$4,178	\$21,237
2029/30	\$8,654	\$6,725	\$1,929	\$23,166
2030/31	\$4,502	\$6,804	-\$2,301	\$20,865
2031/32	\$10,485	\$6,884	\$3,601	\$24,466
2032/33	\$8,732	\$6,881	\$1,851	\$26,316
2033/34	\$9,743	\$6,881	\$2,862	\$29,178

Funding Strategy

The funding strategy to provide the services covered by this Plan is contained within the Council's LTFP.

Valuation Forecasts

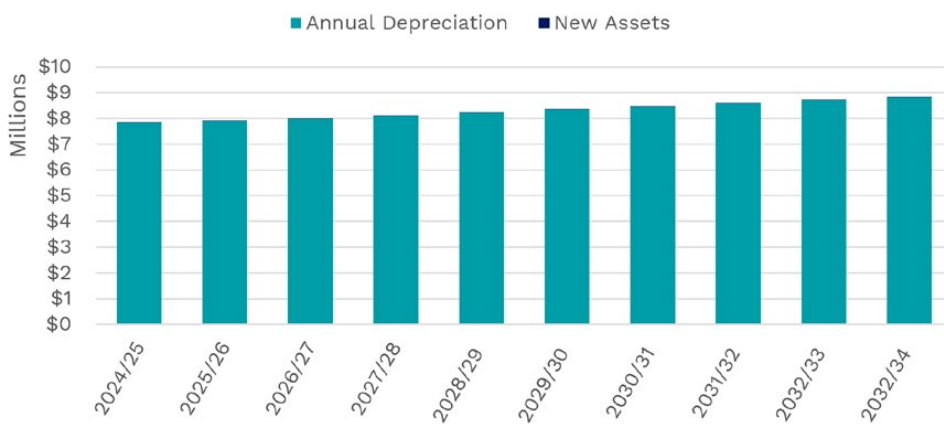
Asset values are forecasted to increase as additional upgraded and new assets are added to the asset stock from construction and acquisition by the organisation. Figure 10 shows the projected asset replacement cost asset values over the planning period in current dollar values.

Figure 6: Projected Asset Replacement Values



Annual depreciation expense is forecast to increase in line with asset replacement values as shown in Figure 7.

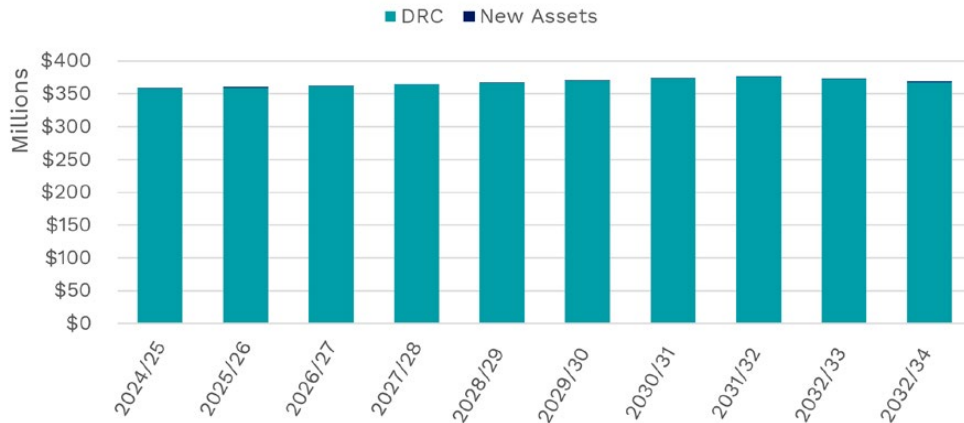
Figure 7: Projected Depreciation Expense



The depreciated asset replacement value will vary over the forecast period depending on the rates of addition of new assets, disposal of old

assets and consumption and renewal of existing assets. The forecast of the depreciated asset replacement value is shown in Figure 8 below.

Figure 8: Projected Depreciated Replacement Value



Key Assumptions made in Financial Forecasts

This section details the key assumptions made in presenting the information contained in this Plan and in preparing forecasts of required operating and capital expenditure and asset values,

depreciation expense and carrying amount estimates. It is presented to enable readers to gain an understanding of the levels of confidence in the data behind the financial forecasts. Key assumptions made in this Plan and risks that these may change are shown below.

Table 9: Key Assumptions made in this Plan and Risks of Change

Key Assumptions	Risks of Change to Assumptions
Projected renewal data including average annual asset consumption which is used for the Long Term sustainability assessments	Buildings - Medium Parks - Low Stormwater Drainage - Medium/High Transport - Low
Use of existing valuations, useful lives and remaining lives determined from the condition rating	Buildings - Medium Parks - Low Stormwater Drainage - Medium Transport - Low
Use of current expenditure information as best as this can be determined	Capital Forecasts - Low Operations and Maintenance Forecasts - Medium
Current levels of service will remain constant over the life of the AMP	Buildings - Medium Parks - Low Stormwater Drainage - Medium Transport - Low
Continued use of current construction techniques and materials in alignment with current standards	Buildings - Medium Parks - Low Stormwater Drainage - Low Transport - Low

Forecast Reliability and Confidence

The expenditure and valuations projections in this strategic AM Plan are based on best available data. Currency and accuracy of data is critical to effective asset and financial management.

The estimated confidence level for and reliability of data used in this AM Plan is shown below.

Table 10: Data Confidence Assessment for AM Plans summarised in Strategic AM Plan

Data	Confidence Assessment	Comment
Demand Drivers	C - Uncertain	Estimated, further substantiation required for next revision of the SAMP.
Growth Projections	B - Reliable	Estimated, further substantiation required for next revision of the SAMP.
Operations Expenditure	B - Reliable	From budget, however additional analysis required. Breakdown into operations and maintenance is estimated and requires further development.
Maintenance Expenditure	B - Reliable	From budget, however additional analysis required. Breakdown into operations and maintenance is estimated and requires further development.
Renewal Expenditure	B - Reliable	Buildings – Medium Confidence Parks – High Confidence Stormwater Drainage – Low Confidence Transport – High Confidence
Upgrade/New Expenditure	B - Reliable	Could be identified from total capital works budget.
Disposal Expenditure	B - Reliable	None identified.
Condition Modelling	B - Reliable	Buildings – Medium Confidence Parks – High Confidence Stormwater Drainage – Low Confidence Transport – High Confidence
Asset Values	B - Reliable	From 2022-23 Financial Report.
Asset Useful Lives	B - Reliable	Ongoing substantiation required.

Over all data sources, the data confidence level is assessed as medium to high confidence level for data used in the preparation of this Plan.

Actions to mitigate any adverse effects of data quality are included within Table 10 below.

7. Plan Improvement and Monitoring

Improvement Program

The asset management improvement tasks identified from an external Asset Management Maturity Audit and preparation of this Plan are shown here.

Table 11: Key Strategies for Asset Management Maturity

National Framework	National Framework Element	Core Element	Key Strategy Number	Task/Action	Responsibility	Timeframe
AM Planning	AM Policy	Y	KS-1	Ensure that the AM Policy is implemented and communicated to key stakeholders. Ensure Council is briefed on their roles and governance responsibilities under the reviewed AM Policy	<ul style="list-style-type: none"> Governance and Risk 	Ongoing
AM Planning	Governance and Management	Y	KS-2	Implement this asset management development program to improve Council's asset management maturity, particularly in the area of measurement and reporting of trends in service levels and risk that result from the available funding scenarios in the LTFP	<ul style="list-style-type: none"> Infrastructure and Assets Finance Property Governance and Risk People and Performance 	Ongoing
AM Planning	AM Plans	Y	KS-3	Continue to develop and update Strategic Asset Management Plans for the major asset groups	<ul style="list-style-type: none"> Infrastructure and Assets Property Finance 	Ongoing
Financial Planning	Annual Budget	Y	KS-4	Identify infrastructure expenditure by both: <ul style="list-style-type: none"> Expenditure Category i.e. the Asset Group it is associated with; for example, road pavement Expenditure Type – operating, maintenance, capital renewal, capital upgrade or capital expansion 	<ul style="list-style-type: none"> Infrastructure and Assets Property Finance 	Ongoing
AM Planning	Governance and Management	Y	KS-5	Consider the ongoing ownership costs of new capital works proposals in budget deliberations. This is achieved by identifying the renewal and capital upgrade/expansion components of all capital works projects, and providing for the ongoing operational and maintenance requirements	<ul style="list-style-type: none"> Infrastructure and Assets Property 	Ongoing

National Framework	National Framework Element	Core Element	Key Strategy Number	Task/Action	Responsibility	Timeframe
AM Planning	Skills and Processes	Y	KS-6	Review skills and processes to ensure Asset Management objectives are met	<ul style="list-style-type: none"> Infrastructure and Assets Property Finance Information Technology 	Ongoing
AM Planning	Data and Systems	Y	KS-7	Review the completeness and accuracy of the data for all major infrastructure classes.	<ul style="list-style-type: none"> Infrastructure and Assets Property Information Technology 	Ongoing
AM Planning	Data and Systems		KS-8	Use a knowledge management strategy to ensure that appropriate and optimal decision support information is available to clearly communicate the cumulative consequences of decisions	<ul style="list-style-type: none"> Infrastructure and Assets Finance Information Technology 	Ongoing
AM Planning	Data and Systems	Y	KS-9	Develop a corporate asset register meeting both technical and financial reporting requirements	<ul style="list-style-type: none"> Infrastructure and Assets Finance Information Technology 	Ongoing
Financial Planning	Annual Report	Y	KS-10	Develop and adopt an Asset Accounting and Capitalisation Policy that assists in meeting the intention of Fair Value Reporting .AASB116)	<ul style="list-style-type: none"> Finance 	June 2023
AM Planning	AM Plans	Y	KS-11	Continue to develop funding models which address the need for sustainable renewal of infrastructure and which identifies all asset life cycle costs	<ul style="list-style-type: none"> Finance 	Ongoing
Financial Planning	Strategic Longer Term Plan	Y	KS-12	The 10-year financial sustainability plan for all Council functions will consider both the future anticipated income projections, and the future expenditure requirements to sustain services. This Plan will consider the expenditures identified in the Asset Management Plans and will provide input into the annual Council budget	<ul style="list-style-type: none"> Finance 	Ongoing
Financial Planning	Annual Report	Y	KS-10	Develop and adopt an Asset Accounting and Capitalisation Policy that assists in meeting the intention of Fair Value Reporting is this something Finance have or plan to deliver?(AASB116)	<ul style="list-style-type: none"> Finance 	June 2023

National Framework	National Framework Element	Core Element	Key Strategy Number	Task/Action	Responsibility	Timeframe
AM Planning	AM Plans	Y	KS-11	Continue to develop funding models which address the need for sustainable renewal of infrastructure and which identifies all asset life cycle costs	<ul style="list-style-type: none"> Finance 	Ongoing
Financial Planning	Strategic Longer Term Plan	Y	KS-12	The 10-year financial sustainability plan for all Council functions will consider both the future anticipated income projections, and the future expenditure requirements to sustain services. This Plan will consider the expenditures identified in the Asset Management Plans and will provide input into the annual Council budget	<ul style="list-style-type: none"> Finance 	Ongoing
AM Planning	Levels of Service	Y	KS-13	Continue to improve the information on the relationship between the service level and cost so that future community consultation will be well informed of the options and costs	<ul style="list-style-type: none"> Infrastructure and Assets Property Customer Experience and Business Improvement 	Ongoing
AM Planning	Evaluation	Y	KS-14	Undertake a detailed assessment of the resources required to implement this Asset Management Improvement Plan so that a program of improvement and milestones can be implemented and monitored	<ul style="list-style-type: none"> Infrastructure and Assets Property Finance 	Ongoing

Monitoring and Review Procedures

The AM Plan has a life of 4 years (council election cycle) and is due for complete revision and updating within one year of each Council election.

Ongoing monitoring is required to ensure compliance with the proposed improvement program milestones.

Performance Measures

The effectiveness of this Plan can be measured in the following ways:

- The degree to which the required projected expenditures identified in this Plan are incorporated into the organisation's LTFP
- The degree to which 1-5 year detailed works programs, budgets, business plans and organisational structures take into account the 'global' works program trends provided by the summarised asset management plans,
- The degree to which the existing and projected service levels and service consequences (what we cannot do), risks and residual risks are incorporated into the organisation's Strategic Plan and associated plans,
- Actual performance relative to the Levels of Service documented in this Plan.

Supporting Asset Management Documents

Links to key asset management supporting documents are provided below.

Asset Management Policy

Asset Management Strategy

Digital Asset Management Plan Dashboard

8. References

ISO, 2014, ISO 55000, Asset management – Overview, principles and terminology, International Organization for Standardization, Geneva.

ISO, 2014, ISO 55001, Asset management – Management systems – Requirements, International Organization for Standardization, Geneva.

ISO, 2014, ISO 55002, Asset management – Management systems – Guidelines for the application of ISO 55001, International Organization for Standardization, Geneva.

IPWEA, 2014, 'NAMS.PLUS3 Asset Management', Institute of Public Works Engineering Australia, Sydney, www.ipwea.org/namsplus.

IPWEA, 2009, 'Australian Infrastructure Financial Management Guidelines', Institute of Public Works Engineering Australia, Sydney, www.ipwea.org/AIFMG.

IPWEA, 2011, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australia, Sydney, www.ipwea.org/IIMM

6. Appendices

Appendix A General Fund Asset Class Modelling

Appendix B Technical Levels of Service

Appendix C Glossary

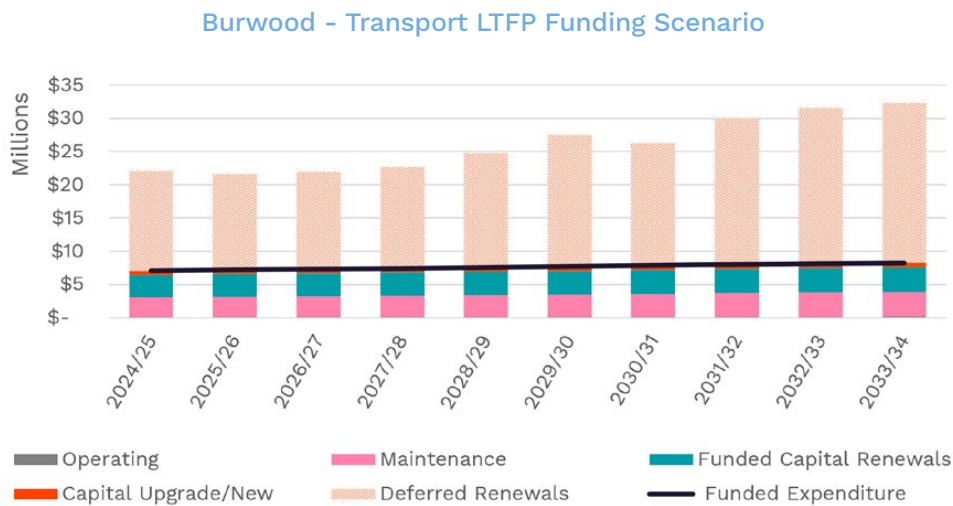


Appendix A. Major Asset Class Modelling

Transport

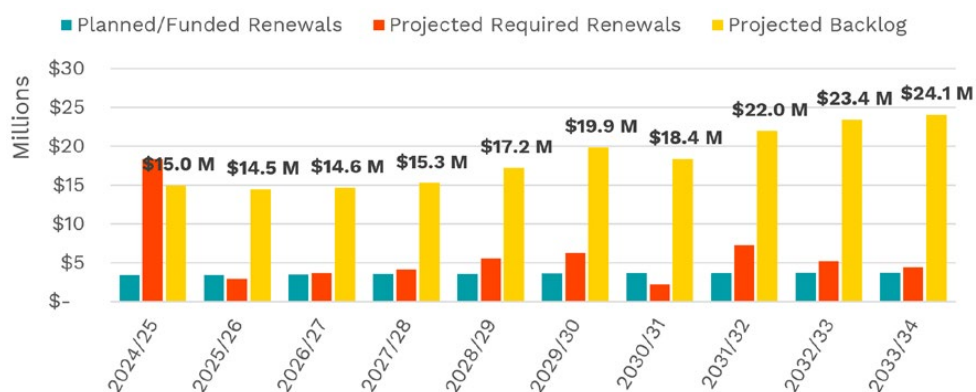
Assets:	(\$,000)
Roads Including Kerb and Gutter	256,447
Footpaths	87,182
Other Road Assets	15,406

Projected Operating and Capital Expenditure



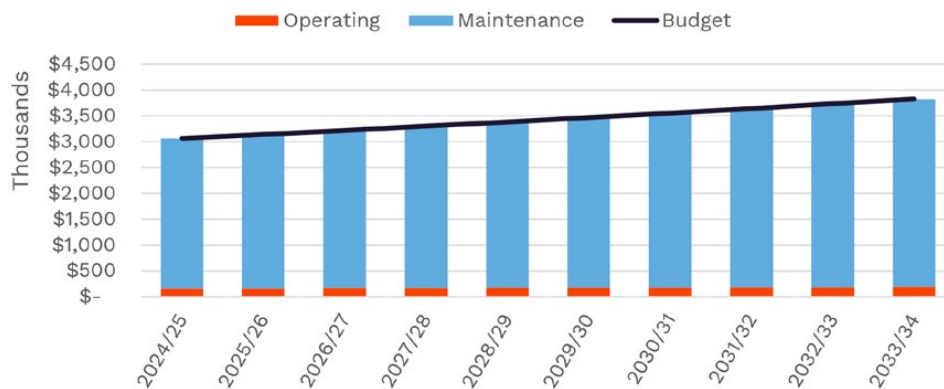
Sustainability of service delivery (Including Backlog)		(\$,000)
Asset Renewal Funding Ratio		
10 Year Renewal Projected Expenditure		\$59,895
10 Year Renewal Planned (Budget) Expenditure		\$35,800
Asset Renewal Funding Ratio		60%
Medium Term (10 yrs) Sustainability		
10 year Operations, Maintenance & Renewal Projected Expenditure		\$94,231
10 year Operations, Maintenance & Renewal Planned (Budget) Expenditures		\$70,137
10 year Funding Shortfall (10 year projected. expenditures. - planned (budget) expenditures)		\$24,094
10 year Sustainability Indicator (10 year planned exp. / projected. Expenditure)		74%
Short Term (5 years) Sustainability		
5 year Operations, Maintenance & Renewal Projected Expenditure		\$50,703
5 year Operations, Maintenance & Renewal Planned (Budget) Expenditure		\$33,481
5 year Funding Shortfall (5 year projected expenditures. - planned (budget) expenditures)		\$17,222
5 year Sustainability Indicator (5 year planned expenditures. / projected expenditures)		66%

Projected and LTFP Budgeted RenewalsTransport LTFP Funding Scenario



Renewal Financing

Year	Projected Renewals	Planned/Funded Renewals	Annual Shortfall	Projected Backlog
2024/25	\$18,369	\$3,400	\$14,968	\$14,968
2025/26	\$2,920	\$3,434	-\$514	\$14,454
2026/27	\$3,651	\$3,469	\$183	\$14,637
2027/28	\$4,142	\$3,512	\$630	\$15,267
2028/29	\$5,511	\$3,556	\$1,955	\$17,222
2029/30	\$6,233	\$3,600	\$2,633	\$19,855
2030/31	\$2,191	\$3,645	-\$1,454	\$18,401
2031/32	\$7,286	\$3,691	\$3,595	\$21,996
2032/33	\$5,180	\$3,746	\$1,433	\$23,429
2033/34	\$4,411	\$3,746	\$665	\$24,094

Projected Operations and Maintenance Expenditure**Burwood - Projected Operations and Maintenance Expenditure****Stormwater Drainage**

Asset Type:	Current Replacement Cost (\$,000)
Drainage	\$95,194

Projected Operating and Capital Expenditure

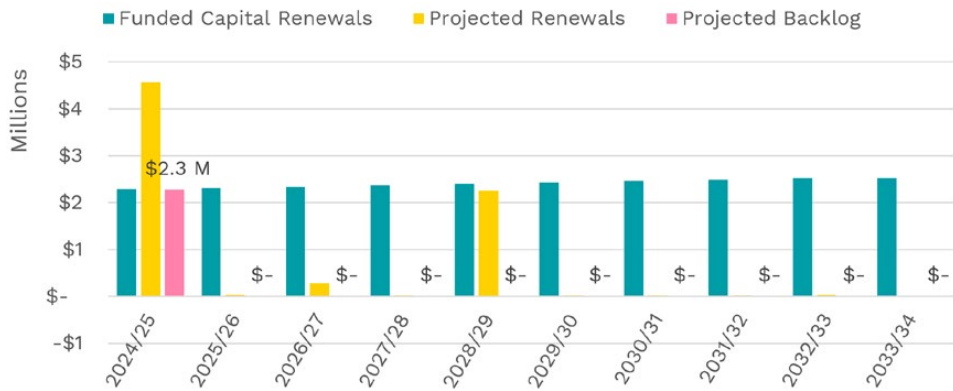
Burwood - Stormwater LTFP Funding Scenario



Sustainability of service delivery (Including Backlog)		(\$,000)
Asset Renewal Funding Ratio		
10 Year Renewal Projected Expenditure		\$7,308
10 Year Renewal Planned (Budget) Expenditure		\$24,172
Asset Renewal Funding Ratio		331%
Medium Term (10 yrs) Sustainability		
10 year Operations, Maintenance & Renewal Projected Expenditure		\$9,101
10 year Operations, Maintenance & Renewal Planned (Budget) Expenditures		\$25,965
10 year Funding Shortfall (10 year projected. expenditures. - planned (budget) expenditures)		-\$16,864
10 year Sustainability Indicator (10 year planned exp. / projected. Expenditure)		285%
Short Term (5 years) Sustainability		
5 year Operations, Maintenance & Renewal Projected Expenditure		\$8,020
5 year Operations, Maintenance & Renewal Planned (Budget) Expenditure		\$12,570
5 year Funding Shortfall (5 year projected expenditures. - planned (budget) expenditures)		-\$4,550
5 year Sustainability Indicator (5 year planned expenditures. / projected expenditures)		157%

Projected and LTFP Budgeted Renewals

Projected and LTFP Budgeted Renewals
Stormwater LTFP Funding Scenario

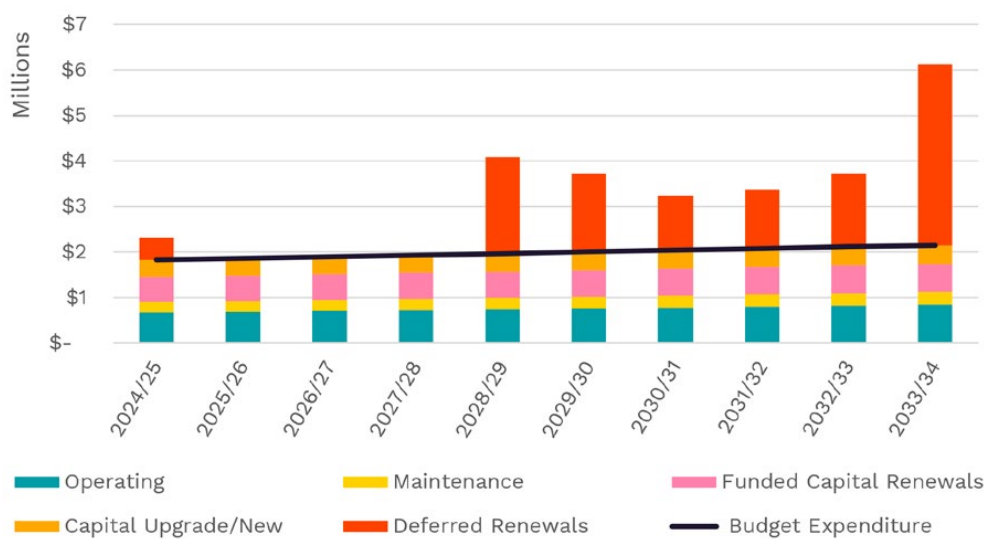


Renewal Financing (\$,000)

Year	Projected Renewals	Planned/Funded Renewals	Annual Shortfall	Projected Backlog
2024/25	\$4,571	\$2,296	\$2,275	\$2,275
2025/26	\$44	\$2,319	-\$2,275	-\$0
2026/27	\$279	\$2,342	-\$2,063	-\$2,063
2027/28	\$29	\$2,371	-\$2,342	-\$4,405
2028/29	\$2,256	\$2,401	-\$145	-\$4,550
2029/30	\$30	\$2,431	-\$2,401	-\$6,951
2030/31	\$30	\$2,461	-\$2,431	-\$9,381
2031/32	\$31	\$2,492	-\$2,461	-\$11,843
2032/33	\$37	\$2,529	-\$2,492	-\$14,335
2033/34	-\$0	\$2,529	-\$2,529	-\$16,864

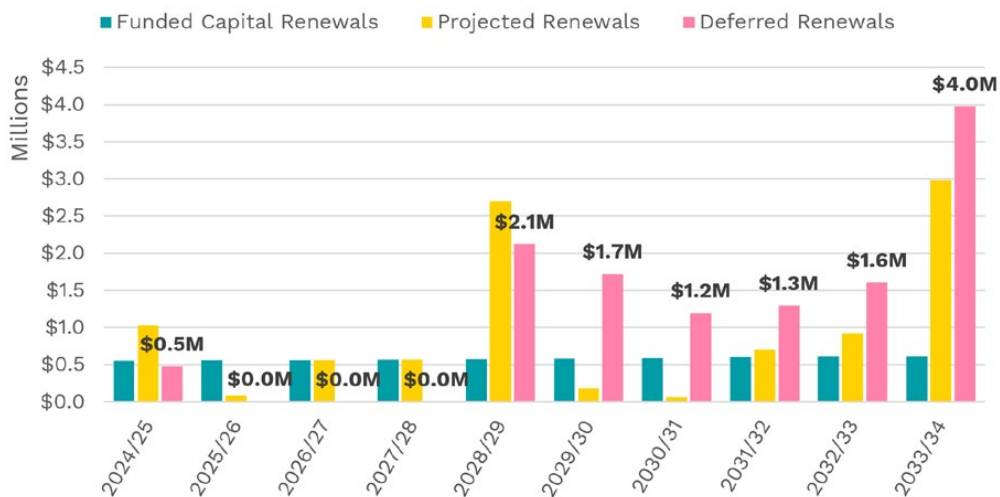
Open Space and Recreation

Asset Type:	Current Replacement Cost (\$,000)
Open Space and Recreation Assets	\$19,332

Projected Operating and Capital Expenditure**Burwood – Open Space and Recreation LTFP Funding Scenario**

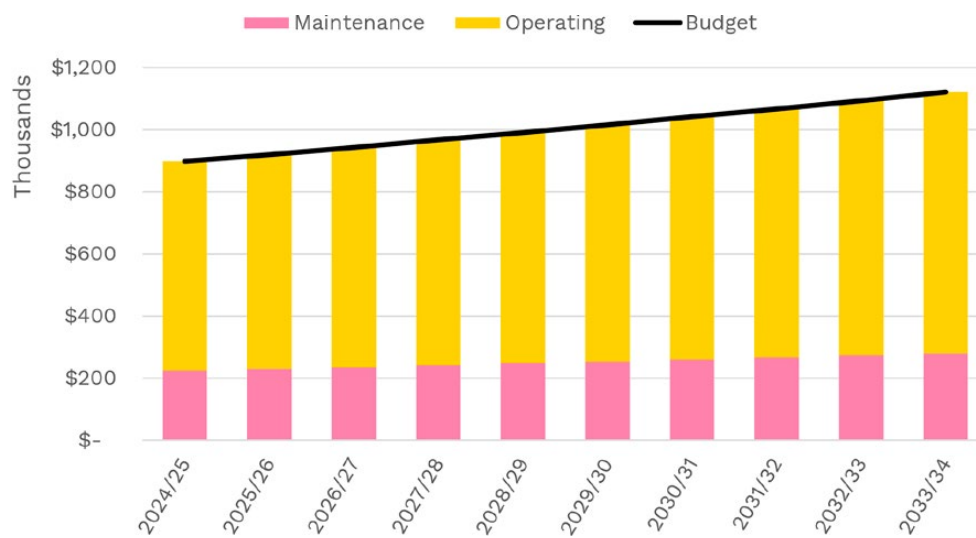
Sustainability of service delivery (Including Backlog) (\$,000)	
Asset Renewal Funding Ratio	
10 Year Renewal Projected Expenditure	\$9,812
10 Year Renewal Planned (Budget) Expenditure	\$5,834
Asset Renewal Funding Ratio	59%
Medium Term (10 yrs) Sustainability	
10 year Operations, Maintenance & Renewal Projected Expenditure	\$19,879
10 year Operations, Maintenance & Renewal Planned (Budget) Expenditures	\$15,901
10 year Funding Shortfall (10 year projected. expenditures. - planned (budget) expenditures)	\$3,978
10 year Sustainability Indicator (10 year planned exp. / projected. expenditure)	80%
Short Term (5 years) Sustainability	
5 year Operations, Maintenance & Renewal Projected Expenditure	\$9,678
5 year Operations, Maintenance & Renewal Planned (Budget) Expenditure	\$7,554
5 year Funding Shortfall (5 year projected expenditures. - planned (budget) expenditures)	\$2,124
5 year Sustainability Indicator (5 year planned expenditures. / projected expenditures)	78%

**Projected & LTFP Budgeted RenewalsOpen Space
and Recreation LTFP Funding Scenario**



Renewal Financing

Year	Projected Renewals	Planned/Funded Renewals	Annual Shortfall	Projected Backlog
2024/25	\$1,033	\$554	\$478	\$478
2025/26	\$86	\$560	-\$473	\$5
2026/27	\$560	\$565	-\$5	-\$0
2027/28	\$572	\$572	\$0	-\$0
2028/29	\$2,703	\$579	\$2,124	\$2,124
2029/30	\$182	\$587	-\$404	\$1,719
2030/31	\$67	\$594	-\$527	\$1,193
2031/32	\$702	\$601	\$100	\$1,293
2032/33	\$922	\$611	\$311	\$1,604
2033/34	\$2,984	\$611	\$2,374	\$3,978

Burwood – Projected Operations and Maintenance Expenditure

Appendix B. Technical Levels of Service

Note that the detail required here for Ops and Maintenance costs is not available within the provided LTFP. However, the ratio of Ops/Mtce from last year's Asset Management Strategy has been applied to the LTFP Mtce funding.

Technical Levels of Service – Transport and Drainage

Budget Area	Activities	Measure	Current LTFP Funded Level of Service Scenario 1
Operations	Number of prompted Inspections Number of stormwater service requests received	Number of prompted Inspections Number of requests received	Decreasing trend Not expected to increase Passive reporting
Operational Cost			\$1.72M over the next 10 years
Maintenance	Remove hazards Roads Defect Completion Rate Number of defects outstanding	Respond to complaints Defects completed during the year as a percentage of defects identified during the year Number of defects outstanding	Reactive maintenance to limit of budget allocation. Not increasing Declining trend
Maintenance Cost			\$34.4M over the next 10 years
Renewal	Renewal of assets	Replacement Cycle	Further assessment required to inform future revisions of this Asset Management Plan.
Renewal Cost			\$59.97M over the next 10 years
Upgrade/New	Provide services in a cost-effective manner	Cost, Meet Corporate Strategy	Achieved by a combination of Council and Contract works. The augmentation of Transport Infrastructure systems to meet appropriate service and risk outcomes is not being funded
Upgrade/New Cost			\$6.4M over the next 10 years

Technical Levels of Service – Buildings

Budget Area	Activities	Measure	Current LTFP Funded Level of Service Scenario 1
Operations	Number of prompted Inspections Percentage of Buildings inspected as per inspection calendar Number of Building service requests received	Number of prompted Inspections Percentage of Buildings inspected as per inspection calendar Number of requests received	Decreasing trend 100% Expected to remain the same
Operational Cost			\$16.2M over the next 10 years
Maintenance	Remove hazards Building Defect Completion Rate Unresolved Building defects	Respond to complaints Defects completed during the year as a percentage of defects identified during the year Number of open Building defects at the end of the year	Reactive maintenance to limit of budget allocation Trend to remain steady Trend to remain steady
Maintenance Cost			\$2.2M over the next 10 years
Renewal	Renewal of assets	Replacement cycle	Building renewals funded in the current LTFP Projected building renewals to start to increase over the next 10-15 years
Renewal Cost			\$4.7M over the next 10 years
Upgrade/New	Provide services in a cost-effective manner	Cost, meet corporate strategy	Achieved by a combination of Council and Contract works. New or planned building upgrades have been funded in the current LTFP
Upgrade/New Cost			\$0M over the next 10 years

Technical Levels of Service – Parks

Budget Area	Activities	Measure	Current LTFP Funded Level of Service Scenario 1
Operations	Number of prompted Inspections Parks and gardens effectiveness and risk management.	Number of prompted inspections Percentage of scheduled playground inspections completed	Decreasing trend 100%
Operational Cost			\$6.9.53M over the next 10 years
Maintenance	Parks defects identified Defects outstanding for the reporting period	Number of requests received Number of defects outstanding	Expected to Decrease Expected to decrease
Maintenance Cost			\$2.3M over the next 10 years
Renewal	Renewal of assets	Replacement cycle	Parks renewals funded in the current LTFP Projected Parks renewals to remain constant over the next 10 years
Renewal Cost			\$5.8M over the next 10 years
Upgrade/New	Provide services in a cost-effective manner	Cost, meet corporate strategy	Achieved by a combination of Council and Contract works. New or planned Park Asset upgrades have been funded in the current LTFP
Upgrade/New Cost			\$3.98M over the next 10 years

Appendix C. Glossary

Annual service cost (ASC)

1. Reporting actual cost

The annual (accrual) cost of providing a service including operations, maintenance, depreciation, finance/opportunity and disposal costs less revenue.

2. For investment analysis and budgeting

An estimate of the cost that would be tendered, per annum, if tenders were called for the supply of a service to a performance specification for a fixed term. The Annual Service Cost includes operations, maintenance, depreciation, finance/opportunity and disposal costs, less revenue.

Asset

A resource controlled by an entity as a result of past events and from which future economic benefits are expected to flow to the entity. Infrastructure assets are a sub-class of property, plant and equipment which are non-current assets with a life greater than 12 months and enable services to be provided.

Asset category

Sub-group of assets within a class hierarchy for financial reporting and management purposes.

Asset class

A group of assets having a similar nature or function in the operations of an entity, and which, for purposes of disclosure, is shown as a single item without supplementary disclosure.

Asset condition assessment

The process of continuous or periodic inspection, assessment, measurement and interpretation of the resultant data to indicate the condition of a specific asset so as to determine the need for some preventative or remedial action.

Asset hierarchy

A framework for segmenting an asset base into appropriate classifications. The asset hierarchy can be based on asset function or asset type or a combination of the two.

Asset management (AM)

The combination of management, financial, economic, engineering and other practices applied to physical assets with the objective of providing the required level of service in the most cost effective manner.

Asset renewal funding ratio

The ratio of the net present value of asset renewal funding accommodated over a 10 year period in a LTFP relative to the net present value of projected capital renewal expenditures identified in an asset management plan for the same period [AIFMG Financial Sustainability Indicator No 8].

Average annual asset consumption (AAAC)*

The amount of an organisation's asset base consumed during a reporting period (generally a year). This may be calculated by dividing the depreciable amount by the useful life (or total future economic benefits/service potential) and totalled for each and every asset OR by dividing the carrying amount (depreciated replacement cost) by the remaining useful life (or remaining future economic benefits/service potential) and totalled for each and every asset in an asset category or class.

Borrowings

A borrowing or loan is a contractual obligation of the borrowing entity to deliver cash or another financial asset to the lending entity over a specified period of time or at a specified point in time, to cover both the initial capital provided and the cost of the interest incurred for providing this capital. A borrowing or loan provides the means for the borrowing entity to finance outlays (typically physical assets) when it has insufficient funds of its own to do so, and for the lending entity to make a financial return, normally in the form of interest revenue, on the funding provided.

Capital expenditure

Relatively large (material) expenditure, which has benefits, expected to last for more than 12 months. Capital expenditure includes renewal, expansion and upgrade. Where capital projects involve a combination of renewal, expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly.

Capital expenditure - expansion

Expenditure that extends the capacity of an existing asset to provide benefits, at the same standard as is currently enjoyed by existing beneficiaries, to a new group of users. It is discretionary expenditure, which increases future operations and maintenance costs, because it increases the organisation's asset base, but may be associated with additional revenue from the new user group, eg. extending a drainage or road network, the provision of an oval or park in a new suburb for new residents.

Capital expenditure - new

Expenditure which creates a new asset providing a new service/output that did not exist beforehand. As it increases service potential it may impact revenue and will increase future operations and maintenance expenditure.

Capital expenditure - renewal

Expenditure on an existing asset or on replacing an existing asset, which returns the service capability of the asset up to that which it had originally. It is periodically required expenditure, relatively large (material) in value compared with the value of the components or sub-components of the asset being renewed. As it reinstates existing service potential, it generally has no impact on revenue, but may reduce future operations and maintenance expenditure if completed at the optimum time, eg. resurfacing or re-sheeting a material part of a road network, replacing a material section of a drainage network with pipes of the same capacity, resurfacing an oval.

Capital expenditure - upgrade

Expenditure, which enhances an existing asset to provide a higher level of service or expenditure that will increase the life of the asset beyond that which it had originally. Upgrade expenditure is discretionary and often does not result in additional revenue unless direct user charges apply. It will increase operations and maintenance expenditure in the future because of the increase in the organisation's asset base, eg. widening the sealed area of an existing road, replacing drainage pipes with pipes of a greater capacity, enlarging a grandstand at a sporting facility.

Capital funding

Funding to pay for capital expenditure.

Capital grants

Monies received generally tied to the specific projects for which they are granted, which are often upgrade and/or expansion or new investment proposals.

Capital investment expenditure

See capital expenditure definition.

Capitalisation threshold

The value of expenditure on non-current assets above which the expenditure is recognised as capital expenditure and below which the expenditure is charged as an expense in the year of acquisition.

Carrying amount

The amount at which an asset is recognised after deducting any accumulated depreciation / amortisation and accumulated impairment losses thereon.

Class of assets

See asset class definition

Component

Specific parts of an asset having independent physical or functional identity and having specific attributes such as different life expectancy, maintenance regimes, risk or criticality.

Core asset management

Asset management which relies primarily on the use of an asset register, maintenance management systems, job resource management, inventory control, condition assessment, simple risk assessment and defined levels of service, in order to establish alternative treatment options and long-term cashflow predictions. Priorities are usually established on the basis of financial return gained by carrying out the work (rather than detailed risk analysis and optimised decision-making).

Cost of an asset

The amount of cash or cash equivalents paid or the fair value of the consideration given to acquire an asset at the time of its acquisition or construction, including any costs necessary to

place the asset into service. This includes one-off design and project management costs.

Critical assets

Assets for which the financial, business or service level consequences of failure are sufficiently severe to justify proactive inspection and rehabilitation. Critical assets have a lower threshold for action than noncritical assets.

Current replacement cost (CRC)

The cost the entity would incur to acquire the asset on the reporting date. The cost is measured by reference to the lowest cost at which the gross future economic benefits could be obtained in the normal course of business or the minimum it would cost, to replace the existing asset with a technologically modern equivalent new asset (not a second hand one) with the same economic benefits (gross service potential) allowing for any differences in the quantity and quality of output and in operating costs.

Deferred maintenance

The shortfall in rehabilitation work undertaken relative to that required to maintain the service potential of an asset.

Depreciable amount

The cost of an asset, or other amount substituted for its cost, less its residual value.

Depreciated replacement cost (DRC)

The current replacement cost (CRC) of an asset less, where applicable, accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset.

Depreciation / amortisation

The systematic allocation of the depreciable amount (service potential) of an asset over its useful life.

Economic life

See useful life definition.

Expenditure

The spending of money on goods and services. Expenditure includes recurrent and capital outlays.

Fair value

The amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties, in an arms length transaction.

Financing gap

A financing gap exists whenever an entity has insufficient capacity to finance asset renewal and other expenditure necessary to be able to appropriately maintain the range and level of services its existing asset stock was originally designed and intended to deliver. The service capability of the existing asset stock should be determined assuming no additional operating revenue, productivity improvements, or net financial liabilities above levels currently planned or projected. A current financing gap means service levels have already or are currently falling. A projected financing gap if not addressed will result in a future diminution of existing service levels.

Heritage asset

An asset with historic, artistic, scientific, technological, geographical or environmental qualities that is held and maintained principally for its contribution to knowledge and culture and this purpose is central to the objectives of the entity holding it.

Impairment Loss

The amount by which the carrying amount of an asset exceeds its recoverable amount.

Infrastructure assets

Physical assets that contribute to meeting the needs of organisations or the need for access to major economic and social facilities and services, eg. roads, drainage, footpaths and cycleways. These are typically large, interconnected networks or portfolios of composite assets. The components of these assets may be separately maintained, renewed or replaced individually so that the required level and standard of service from the network of assets is continuously sustained. Generally the components and hence the assets have long lives. They are fixed in place and are often have no separate market value.

Investment property

Property held to earn rentals or for capital appreciation or both, rather than for:

- a) use in the production or supply of goods or services or for administrative purposes; or
- b) sale in the ordinary course of business.

Key performance indicator

A qualitative or quantitative measure of a service or activity used to compare actual performance against a standard or other target. Performance indicators commonly relate to statutory limits, safety, responsiveness, cost, comfort, asset performance, reliability, efficiency, environmental protection and customer satisfaction.

Level of service

The defined service quality for a particular service/activity against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental impact, acceptability and cost.

Lifecycle Cost *

- 1. Total LCC** The total cost of an asset throughout its life including planning, design, construction, acquisition, operation, maintenance, rehabilitation and disposal costs.
- 2. Average LCC** The life cycle cost (LCC) is average cost to provide the service over the longest asset life cycle. It comprises average operations, maintenance expenditure plus asset consumption expense, represented by depreciation expense projected over 10 years. The Life Cycle Cost does not indicate the funds required to provide the service in a particular year.

Lifecycle Expenditure

The Life Cycle Expenditure (LCE) is the average operations, maintenance and capital renewal expenditure accommodated in the LTFP over 10 years. Life Cycle Expenditure may be compared to average Life Cycle Cost to give an initial indicator of affordability of projected service levels when considered with asset age profiles.

Loans / borrowings

See borrowings.

Maintenance

All actions necessary for retaining an asset as near as practicable to an appropriate service condition, including regular ongoing day-to-day work necessary to keep assets operating, eg road patching but excluding rehabilitation or renewal. It is operating expenditure required to ensure that the asset reaches its expected useful life.

- **Planned maintenance**

Repair work that is identified and managed through a maintenance management system (MMS). MMS activities include inspection, assessing the condition against failure/ breakdown criteria/experience, prioritising scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.

- **Reactive maintenance**

Unplanned repair work that is carried out in response to service requests and management/ supervisory directions.

- **Specific maintenance**

Maintenance work to repair components or replace sub-components that needs to be identified as a specific maintenance item in the maintenance budget.

- **Unplanned maintenance**

Corrective work required in the short-term to restore an asset to working condition so it can continue to deliver the required service or to maintain its level of security and integrity.

Maintenance expenditure *

Recurrent expenditure, which is periodically or regularly required as part of the anticipated schedule of works required to ensure that the asset achieves its useful life and provides the required level of service. It is expenditure, which was anticipated in determining the asset's useful life.

Materiality

The notion of materiality guides the margin of error acceptable, the degree of precision required and the extent of the disclosure required when preparing general purpose financial reports. Information is material if its omission, misstatement or non-disclosure has the potential, individually or collectively, to influence the economic decisions of users taken on the basis of the financial report or affect the discharge of accountability by the management or governing body of the entity.

Modern equivalent asset

Assets that replicate what is in existence with the most cost-effective asset performing the same level of service. It is the most cost efficient, currently available asset which will provide the same stream of services as the existing asset is capable of producing. It allows for technology changes and, improvements and efficiencies in production and installation techniques

Net present value (NPV)

The value to the organisation of the cash flows associated with an asset, liability, activity or event calculated using a discount rate to reflect the time value of money. It is the net amount of discounted total cash inflows after deducting the value of the discounted total cash outflows arising from eg the continued use and subsequent disposal of the asset after deducting the value of the discounted total cash outflows.

Non-revenue generating investments

Investments for the provision of goods and services to sustain or improve services to the community that are not expected to generate any savings or revenue to the Council, eg. parks and playgrounds, footpaths, roads and bridges, libraries, etc.

Operations

Regular activities to provide services such as public health, safety and amenity, eg street sweeping, grass mowing and street lighting.

Operating expenditure

Recurrent expenditure, which is continuously required to provide a service. In common use the term typically includes, eg power, fuel,

staff, plant equipment, on-costs and overheads but excludes maintenance and depreciation. Maintenance and depreciation is on the other hand included in operating expenses.

Operating expense

The gross outflow of economic benefits, being cash and non-cash items, during the period arising in the course of ordinary activities of an entity when those outflows result in decreases in equity, other than decreases relating to distributions to equity participants.

Operating expenses

Recurrent expenses continuously required to provide a service, including power, fuel, staff, plant equipment, maintenance, depreciation, on-costs and overheads.

Operations, maintenance and renewal financing ratio

Ratio of estimated budget to projected expenditure for operations, maintenance and renewal of assets over a defined time (eg 5, 10 and 15 years).

Operations, maintenance and renewal gap

Difference between budgeted expenditures in a LTFF (or estimated future budgets in absence of a LTFF) and projected expenditures for operations, maintenance and renewal of assets to achieve/maintain specified service levels, totalled over a defined time (e.g. 5, 10 and 15 years).

Pavement management system (PMS)

A systematic process for measuring and predicting the condition of Transports and wearing surfaces over time and recommending corrective actions.

PMS Score

A measure of condition of a road segment determined from a Pavement Management System.

Rate of annual asset consumption *

The ratio of annual asset consumption relative to the depreciable amount of the assets. It measures the amount of the consumable parts of assets that are consumed in a period (depreciation) expressed as a percentage of the depreciable amount.

Rate of annual asset renewal *

The ratio of asset renewal and replacement expenditure relative to depreciable amount for a period. It measures whether assets are being replaced at the rate they are wearing out with capital renewal expenditure expressed as a percentage of depreciable amount (capital renewal expenditure/DA).

Rate of annual asset upgrade/new *

A measure of the rate at which assets are being upgraded and expanded per annum with capital upgrade/new expenditure expressed as a percentage of depreciable amount (capital upgrade/expansion expenditure/DA).

Recoverable amount

The higher of an asset's fair value, less costs to sell and its value in use.

Recurrent expenditure

Relatively small (immaterial) expenditure or that which has benefits expected to last less than 12 months. Recurrent expenditure includes operations and maintenance expenditure.

Recurrent funding

Funding to pay for recurrent expenditure.

Rehabilitation

See capital renewal expenditure definition above.

Remaining useful life

The time remaining until an asset ceases to provide the required service level or economic usefulness. Age plus remaining useful life is useful life.

Renewal

See capital renewal expenditure definition above.

Residual value

The estimated amount that an entity would currently obtain from disposal of the asset, after deducting the estimated costs of disposal, if the asset were already of the age and in the condition expected at the end of its useful life.

Revenue generating investments

Investments for the provision of goods and services to sustain or improve services to the community that are expected to generate some savings or revenue to offset operating costs,

eg public halls and theatres, childcare centres, sporting and recreation facilities, tourist information centres, etc.

Risk management

The application of a formal process to the range of possible values relating to key factors associated with a risk in order to determine the resultant ranges of outcomes and their probability of occurrence.

Section or segment

A self-contained part or piece of an infrastructure asset.

Service potential

The total future service capacity of an asset. It is normally determined by reference to the operating capacity and economic life of an asset. A measure of service potential is used in the not-for-profit sector/public sector to value assets, particularly those not producing a cash flow.

Service potential remaining

A measure of the future economic benefits remaining in assets. It may be expressed in dollar values (Fair Value) or as a percentage of total anticipated future economic benefits. It is also a measure of the percentage of the asset's potential to provide services that is still available for use in providing services (Depreciated Replacement Cost/Depreciable Amount).

Specific Maintenance

Replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, replacement of air conditioning equipment, etc. This work generally falls below the capital/ maintenance threshold and needs to be identified in a specific maintenance budget allocation.

Strategic Longer-Term Plan

A plan covering the term of office of councillors (4 years minimum) reflecting the needs of the community for the foreseeable future. It brings together the detailed requirements in the Council's longer-term plans such as the asset management plan and the long-term financial plan. The plan is prepared in consultation with the community and details where the Council is at that point in time, where it wants to go,

how it is going to get there, mechanisms for monitoring the achievement of the outcomes and how the plan will be resourced.

Sub-component

Smaller individual parts that make up a component part.

Useful life

Either:

- a) the period over which an asset is expected to be available for use by an entity, or
- b) the number of production or similar units expected to be obtained from the asset by the entity.

It is estimated or expected time between placing the asset into service and removing it from service, or the estimated period of time over which the future economic benefits embodied in a depreciable asset, are expected to be consumed by the Council.

Value in Use

The present value of future cash flows expected to be derived from an asset or cash generating unit. It is deemed to be depreciated replacement cost (DRC) for those assets whose future economic benefits are not primarily dependent on the asset's ability to generate net cash inflows, where the entity would, if deprived of the asset, replace its remaining future economic benefits.

Source: IPWEA, 2009, Glossary

Additional and modified glossary items shown *



Our People





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Scope and Purpose

The Burwood Local Government Area (LGA) is in a unique and exciting position. Identified as a strategic hub by the State Government, with the population anticipated to nearly double to 73,500 by 2036, major infrastructure and liveability projects are set to be delivered for our community.

It is for these reasons, that Council needs to ensure that we have the workforce resourcing and capabilities available to deliver high quality services and infrastructure for our growing and evolving community.

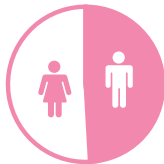
The Workforce Management Plan includes information on Council's current workforce as well as identifying future requirements based on the commitments in the Community Strategic Plan and Delivery Program. The four Strategic Pillars of this Plan are underpinned by our internal Performance Pyramid, which drives our annual performance review and development process, and are designed to ensure an agile organisation that can respond effectively and efficiently to the needs of our community. The key actions developed will enable Council to deliver a workforce that is innovative, engaged and driven by performance.

In partnership with Council's Long Term Financial Plan, Digital Strategy and Asset Management Strategy and Plan, the Workforce Management Plan is about ensuring that there are sufficient people resources available in the right place, at the right time, with the right skills and capabilities to deliver on the community's vision and aspirations for the Burwood community (Burwood2036). The Workforce Management Plan helps Council plan its workforce requirements for the next four years and beyond, and plan what needs to occur to ensure the necessary people are in place when they are needed. The right workforce is a critical element to delivering on the commitments made in Council's Delivery Program 2022-2026 and each of our plans and strategies.

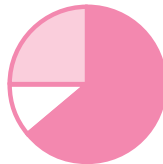


Our Workforce

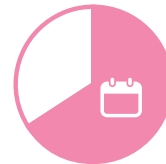
216 total staff



49% male and
51% female



64% employed full time,
11% part time and
25% casually



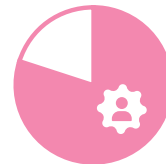
66% have worked with
Council for 5 years
or less



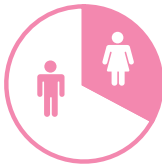
10% inside LGA
90% outside LGA



Staff median age =
40 years

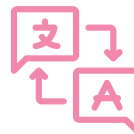


80% of staff deliver direct
services to the community and
20% work in administration
and support



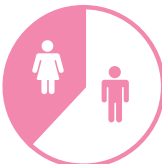
Executive Team of 6

33% female, 67% male



Languages spoken by our staff:

Arabic, Chinese, Cantonese,
Chaozhou, Croatian, English,
Hindi, Italian, Mandarin,
Malayalam, Marathi, Nepalese,
Russian, Samoan, Tamil and
Ukrainian



58 people managers

62% males and 38% females



Leading Organisational Transformation

Our staff are critical to our success in delivering customer centred, responsive and future proof services to our community, customers and visitors to the Burwood LGA. Getting the right mix of talent at the right time with the right skills and capabilities will continue to be a focus for Council over the next four years and beyond.

With this in mind, in 2020 Council refreshed its Executive Team, and during 2021, undertook a review of its organisational structure – the first major review in 15 years. The review considered the functions, skills, leadership and culture required to enable Council to deliver the right mix of services to our community and customers in the years ahead. As a result, 23% of all positions in Council were changed and advertised early in 2022 with existing and new staff being appointed via an externally advertised merit-based recruitment process. Our new leadership team will continue to work collaboratively to lead further service reviews, modernisation and improvement of service delivery and prepare our organisation for the challenges ahead.

Factors informing Burwood's Workforce Management Plan

Councils today face an important opportunity to revolutionise how we function and how we meet the ever-evolving needs and expectations of our customers in the digital era – the residents, businesses, partners, leaders and stakeholders across our diverse city and community that we serve.

New workforce models and innovative approaches driven by the pandemic response are expected to gain momentum, allowing our employees to flexibly shift their focus to work that is innovative, value-based and customer-centred. Acquiring critical new skills for the digital era is paramount; leadership styles need to evolve as we move towards outcome-focused workplace cultures.

Burwood Council's Workforce Management Plan has been developed with the future of work and our customers' needs at the forefront and is focused on continuing to transform the organisation through innovation, enhanced customer experience and a high performance culture.

For these reasons, the following key factors are informing our Workforce Management Plan.

Putting the customer first through back office transformation

A well-designed back office can help drive customer centricity, reduce costs and employee manual effort, improve the ability to perform more value-adding activities and analysis, and improve the employee value proposition by enabling them to do more meaningful work. It can also increase the capacity of our staff to invest in more meaningful initiatives and reinvest back into the community, ultimately driving progress that will make a difference. Learning, skills and career pathways will become business critical (KPMG, 2021).

Hybrid work is an expectation: 'In the office' takes on new meaning

One result of the pandemic is that hybrid working has become the norm and employees expect to be trusted to work for a proportion of their time at home or remotely, if the work permits. They expect functioning IT systems, access to information and collaboration tools, and online resources that enable working easily from home or anywhere, at any time.

The focus on the employee experience has become mainstream

The return phase of the COVID-19 crisis presents a requirement for companies to rethink the employee experience in ways that respect individual differences – home lives, skills and capabilities, mindsets, personal characteristics, and other factors – while also adapting to rapidly changing circumstances. PwC, 2022.



Other Key Factors Considered

1. The need to build on the organisational restructure and review, modernise and improve efficiencies and delivery of value to the community in a revenue-constrained environment with increasing community expectations.
2. Changing community and workforce (expectations accelerated by the pandemic) for online service delivery accelerating pressures for transformation and modernisation of Local Government systems and a shift in skills.
3. Pandemic impacts and constraints on revenue sources and pressures for cost containment are creating a need for innovative, ethical and commercially focused generation of new income streams for Council whilst managing governance issues.
4. Opportunities to deliver large scale and complex capital works projects such as the nearly \$100M Western Sydney Infrastructure Grants Program are creating pressures on resourcing to win funds, deliver community projects and then operate new facilities and services within funding constraints.
5. Workforce trends are creating a competitive labour environment in which workplace culture, staff engagement, salaries, people leadership capability and development opportunities are key drivers of being able to attract, grow and retain the skills needed for service delivery.

Strategic Pillars of our Workforce Plan 2022 to 2026

With the future of work in mind and our customers' needs at the centre of everything we do, Council has developed four strategic pillars of our Workforce Management Plan 2022 to 2026 that are underpinned by our Performance Pyramid:

The four strategic pillars of our Workforce Plan 2022 to 2026 are:



Image: Council's internal Performance Pyramid

1. Our workforce is agile and responsive

(Innovation)

We actively think of new and improved ways of working and champion change that adds value to the community. We utilise smart technology and improved systems of work that allow us to more effectively and efficiently understand and respond to our customers' needs.

2. Our workforce is customer-centred

(Customer experience)

The community is at the centre of everything we do and our staff feel connected to our purpose. We continuously look for ways to enhance our customer experience and internal service delivery.

3. Our leaders are building a culture of performance excellence and engagement

(Performance and ethical leadership)

Our leaders work collaboratively across the organisation to embed performance excellence and enable our staff to deliver upon the expectations of their role. Our leaders inspire a culture of engagement and empower our staff to add value to our community.

4. Our workforce is safe, healthy and well

(Performance and ethical leadership)

The safety, health and wellbeing of our staff is the foundation for every activity we undertake. We ensure our staff have safe systems of work and provide opportunities that enhance their health and wellbeing.

Our Action Plan

Council is currently going through a time of major transformation in the way we work in order to deliver an agile, responsive and customer centred organisation that will support the growth and change of the wider community. The focus of our four-year Workforce Management Plan is on building leadership capability and team work, modernising systems and processes and driving a culture

of performance excellence and engagement, partnering with staff to continuously improve the way we deliver services and outcomes for our community. This is supported by ensuring that our staff are safe, healthy and well.

Outlined below are the goals we aim to achieve and the actions we will take to meet these goals over the next four years under each Strategic Pillar of our Workforce Management Plan 2022 to 2026.

Strategic Pillar 1: Our workforce is agile and responsive

(Innovation)

Goals	Key actions	Responsible	2022-23	2023-24	2024-25	2025-26
Transform and modernise systems and service delivery models	Expand smart/mobile technology designed to enhance workflows and improve responsiveness and service delivery	City Assets/ Information Technology				
	Implement an online system to modernise our time and attendance and leave management processes	People and Performance/ Information Technology				
	Undertake service reviews of core Council functions to deliver improved services and efficiencies	Customer Experience and Business Improvement				
Our working arrangements deliver upon community expectations	Review Council's flexible working arrangements to ensure they are effective	People and Performance				
	Effective workforce plans at the divisional and project level have been developed in order to allow Council to scale our workforce up and down based on requirements (i.e. Westinvest funding)	All				



Strategic Pillar 2: Our workforce is customer-centred

(Customer experience)

Goals	Key actions	Responsible	2022-23	2023-24	2024-25	2025-26
Staff have the skills and capabilities to deliver quality outcomes for our community	Develop and implement a regulatory compliance training framework	People and Performance				
	Identify and implement an online Learning Management System to support our training programs	People and Performance				
	Introduce formal training programs that will enable our staff to deliver on the outcomes required in our Delivery Program and Operational Plan	People and Performance				
We are planning for our current and future workforce	Develop and implement a talent management framework and succession plans for critical roles and key services	People and Performance				

Goals	Key actions	Responsible	2022-23	2023-24	2024-25	2025-26
	Develop and implement organisational cross-skilling and up-skilling program	People and Performance				
	Implement a formal apprentice/trainee program	People and Performance				
	Implement a formal work experience and work placement program	People and Performance				
	Develop and implement a project management framework that considers current and future workforce resourcing requirements	People and Performance				
Our workforce reflects our community	Deliver disability awareness training for all Council staff, Councillors and volunteers, including face-to-face and online learning	People and Performance/ Community Life				
	In collaboration with disability employment services, investigate opportunities to increase access to employment opportunities at Council for people with disability	People and Performance				
	Provide people with a disability with work experience through volunteering, apprenticeship, or internship opportunities across different Council services, programs and events	People and Performance				
	Deliver training that aligns with the Multicultural Strategy	People and Performance/ Community Life				
	Deliver First Nations Cultural Awareness training for all staff and Councillors	People and Performance/ Community Life				

Goals	Key actions	Responsible	2022-23	2023-24	2024-25	2025-26
	Review and update our Equal Employment Opportunity (EEO) Policy and Management Plan	People and Performance				
	Roll-out EEO training for all staff	People and Performance				
Our staff understand the needs of our customers and we champion change that adds value to our community	Introduce information for staff on the Community Strategic Plan, Delivery Program and Operational Plan as part of Council's induction program	People and Performance				
	Deliver call centre sessions for new starters	Customer Service and Business Improvement				
	Community and customer feedback is provided to our workforce in a timely manner in order to respond effectively and efficiently	All				
	Deliver training to assigned Responsible Officers to ensure meaningful information is provided to the community in line with our Performance Reporting requirements	People and Performance				

Strategic Pillar 3: Our leaders are building a culture of performance excellence and engagement

(Performance and ethical leadership)

Goals	Key actions	Responsible	2022-23	2023-24	2024-25	2025-26
Our leaders are supported to deliver upon the expectations of their role	Develop and deliver a comprehensive and rolling leadership development program designed to enhance leadership capability and drive performance	People and Performance				
	Implement an online performance review and development tool to enhance the quality of our performance review and development process	People and Performance				
	Improve corporate reporting to empower our leaders to drive and continuously improve organisational performance	All				
We ensure our staff feel heard and valued for their contribution	Develop and implement a reward and recognition program	People and Performance				
	Roll-out and action feedback from a bi-annual staff organisational culture survey	People and Performance				
	Review and refresh our workplace values	People and Performance				
Our leaders are fiscally responsible; demonstrate good governance and have a commercial mindset	Deliver training for leaders in financial management including developing and managing budgets	Finance/ People and Performance				
	Deliver relevant governance training to promote transparency and accountability	Governance and Risk/People and Performance				
	New income streams identified and new partnerships established to improve value for the community	All Directorates				
	Our financial position is sustainable	All Directorates				

Strategic Pillar 4: Our workforce is safe, healthy and well

(Performance and ethical leadership)

Goals	Key actions	Responsible	2022-23	2023-24	2024-25	2025-26
Improve reporting and visibility of safety, health and wellbeing in our workplace	Implement an online Work Health and Safety system to enhance reporting and improve our safety culture	People and Performance				
We support our staff by providing safe systems of work and promote health and wellbeing at work	Develop and implement a formal framework for the delivery of safety related training	People and Performance				
	Conduct annual audits of our WHS Management System to ensure best practice	People and Performance				
	Develop and implement a four-year Health and Wellbeing Strategy that addresses physical, mental, general and financial health and wellbeing	People and Performance/ WHS Committee				
All staff understand and demonstrate a commitment to the principles of a safe workplace	Deliver Work Health and Safety Responsibilities and Risk Management training for Managers and Supervisors training	People and Performance				
	Deliver Code of Conduct training for all staff	Governance and Risk/ People and Performance				
	Deliver Bullying and Harassment training for all staff	People and Performance				
	Deliver customised manual handling training to all staff	People and Performance				

Monitoring and Reporting

The Workforce Management Plan ensures the community and our staff that we are effectively managing our current and future workforce to deliver our collective vision for Burwood as outlined in Burwood2036, our Delivery Program and Operational Plan.

Four key pillars have been identified that align with our internal Performance Pyramid and overarching goals with key actions designed to meet these goals have been identified. The actions are designed to deliver on the strategic pillars of the Workforce Management Plan creating a workforce that is committed and able to provide high quality services for our community.

The progress on our actions will be reported through our six-monthly Operational Plan reporting process as we continue on the journey of building a workforce that is agile and responsive, customer-centred and safe, healthy and well while delivering on our commitment of demonstrating ethical leadership, accountability and transparency.

Our success will also be reported through our Annual Report and State of the City Report at the end of the elected Council's term.

References

The Future of Local Government report
– KPMG

PWC Future of work what-workers-want-report
– PwC

WT-21_12-HR-Predictions-for-2022-Report
– The Josh Bersin Company



Our Digital Infrastructure





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Scope and Purpose

Council has identified the strategically important role that technology and digital innovation needs to play in order to meet present and future community expectations. This Digital Strategy has been developed alongside the suite of other documents, plans and strategies that form part of Council's Integrated Planning and Reporting framework and outlines key themes and areas of technology focus that have been integrated in Council's Delivery Program 2022-2026.

The three guiding principles detailed within the document define the qualities that Council will seek from all digital implementations, whilst the four priority areas outline the high level activities that Council will focus on during the 2022-2026 period to improve the effectiveness of Council's service delivery and community outreach programs.

Introduction

Technology driven change and digital innovation have transformed our lives in unprecedented ways. Organisations, including councils, need to embrace digital technologies to be able to continue to deliver the services that our customers expect both now and in the future.

Council's vision is to adopt emerging smart technologies, systems and business processes and to harness their potential in redesigning and streamlining the many services we deliver.

This document outlines the guiding principles that inform how Council will select appropriate technologies and the priority areas that it will focus on over the next four years to increase organisational agility, embrace a customer-centric approach and streamline processes to provide simple, modern, efficient and effective services to the community.



Context

Our Community

The Burwood community is young, vibrant and growing, with expectations for 24x7 access to modern and effective services. Council will need to continue to expand and transform our service delivery portfolio to deliver agile, scalable, relevant and responsive services as expectations continue to evolve. Solutions that enable the delivery of such services necessitate the deployment of digital tools and information management practices that allow our staff to efficiently and effectively redesign Council's business processes and introduce novel approaches to service delivery.

Our Council

Council is undergoing significant transformation designed to deliver an agile, responsive and customer-focused organisation able to serve and support our growing and changing community. With a commitment to continue the development of new organisational capabilities and service offerings, Council's digital implementations will support our staff and foster agile, dynamic and responsive teams by empowering them to tailor and modernise business practices to community needs and expectations.

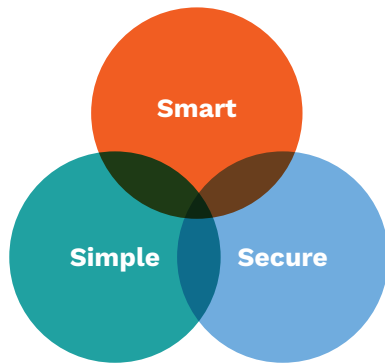
Our Technology

The technological landscape is continuing to change and develop rapidly. Council's reliance on technology for the delivery of its services requires highly available Information Technology (IT) systems and a broad skillset to support their successful operation and administration. cyber security threats that place business continuity and information security at risk are also growing and require adequate management and mitigation.

The actions implemented as part of the previous IT Strategy 2019-2022 have laid strong foundations by building a robust IT infrastructure capable of scaling and thus supporting future growth. Council has already completed the migration of its IT infrastructure to the cloud and implemented many Software-as-a-Service (SaaS) solutions to ensure that IT systems are highly available and secure. Council's IT team, whilst small, is diverse in composition and is equipped with a broad skillset. The recently implemented forward-looking structure will facilitate the management of our IT infrastructure and provide support to Council staff to ensure that value is derived from the use of digital solutions, all the while delivering a large portfolio of digital transformation projects that introduce new business capabilities and innovative approaches to Council's service delivery.

Guiding Principles

Council will invest in digital platforms aligned with the following three Guiding Principles, which have been specifically selected to describe the essential characteristics required to achieve organisational objectives.



Guiding Principle 1: Smart

With the rapid rise in innovative digital platforms available in the marketplace, the selection of the most appropriate solution can often be a very difficult task. Council will evaluate platforms that are fit for purpose and that can demonstrate alignment with Council's overall direction. Case studies and previous implementations will be explored and assessed, and if possible the solutions will be thoroughly tested prior to purchase. Council will adopt solutions in all potential areas including SmartCities solutions that assist us in increasing the efficiency of service delivery to our Community.

Examples of smart solutions are:

- Implementation of platforms that are device and software system agnostic are accessible to all and facilitate mobile workforce implementations
- Systems that automate previously manual tasks or digitise traditional business processes
- Systems and devices that create operational efficiencies and/or allow Council to improve service delivery and access to information, such as platforms that easily integrate with one another to streamline business processes.

Guiding Principle 2: Simple

Council will adopt platforms that integrate with existing solutions and are simple for our staff, partners and community to use and interact with. These solutions will require less effort to implement and operate by featuring easy to use interfaces.

Examples of simple solutions are:

- Use of single sign-on mechanisms to reduce barriers to access to information
- Platforms that provide intuitive interfaces, that people are already accustomed to for other purposes or in other facets of life
- Intuitive collaboration and communication systems able to facilitate interactions within and outside of the organisation.

Guiding Principle 3: Secure

Data security is a critical aspect of today's digital world. The availability, confidentiality and integrity of systems and information is paramount to the delivery of the vast majority of Council Services. Council will adopt cyber security best practices to ensure that the safety of its data is in line with the NSW Government's Cyber Security Policy. Council will further improve its disaster recovery and business continuity processes to ensure prompt resumption of services in the case of a disaster or the prompt and effective response to a cyber security incident.

Examples of security solutions are:

- Regular reviews and assessments of IT infrastructure and platforms used
- Implement solutions that are able to strengthen and mitigate cyber security risks
- Include cyber security evaluations for new system implementations.

Gap Analysis

Council has conducted a full review of its systems and digital practices and identified the following gaps that this Strategy will aim to address:

- Information systems used in the delivery of Council services have limited integration
- Council's field based workers have limited access to systems and information
- Council's systems supporting engagement and communication with customers could be expanded and simplified to meet new emerging customer expectations
- Some systems provide limited functionality, restricting Council's service offering
- Many automation opportunities exist that could result in improved efficiencies, reduced manual errors and improved customer experience outcomes
- Workforce planning and staff engagement systems in use have limited functionality
- Council's event management systems and processes require additional functionality and redesign to meet modern demands
- Adoption of smart sensor technologies, modelling applications, software based analytics and community safety solutions are limited
- Cyber security framework and mitigation strategies are needed to safeguard data, minimise security risks and ensure continuity of Council services



Strategic Response

This Strategy focuses on four Priority Areas which together will address the identified gaps in our digital systems and practices and will deliver the commitments made in Council's Delivery Program 2022-2026. Over the next four years we will undertake Key Actions within each of these Priority Areas.



Priority Area 1: Technology Upgrades

Council will continue to increase efficiency and streamline business processes through the enhancement of our IT systems. To keep abreast with technological changes, we will continue upgrading or updating our infrastructure to optimum levels so that it supports our business initiatives.

Investing in these upgrades will ensure Council can provide our services more efficiently, securely and responsively. We will adopt platforms that increase productivity and improve service delivery, working in a cohesive manner to our existing infrastructure.

Priority Area 2: Customer Experience and Community Engagement

Council will continue to enhance its online platforms to improve customer experience and community engagement. We will focus on our relationship with our customers, review and identify the most effective way to enhance services provided by technology uplifts.

Whether it is a call to our contact centre, organising an event, or even something as routine as paying a bill, every interaction with our customers is of value to us. Council will adopt systems and processes to provide a best in industry customer experience.

Council is committed to listening to our customers on our current service offerings and hearing suggestions on how we could enhance our services. Customer feedback is already integral to Council, with many successfully implemented digital engagement initiatives. Council will expand on these to increase our feedback and community engagement reach. Council will simplify the process of capturing meaningful feedback from our diverse community via different platforms.

Priority Area 3: Digital Innovation

Council will expand its use of SmartCities technologies to enhance the delivery of our services while embracing several technological advancements for digital adaptation and collaboratively finding new and better ways to navigate the digital world. With the aim to stimulate innovation and foster strategic partnerships across Council, we will evaluate and adopt emerging technologies to enhance our service delivery. We will do this utilising the benefits of digital innovation such as Internet of Things (IoT), geospatial technology, next-generation networks, automation and so on. Use of data analytics will be expanded to support decision making.

Priority Area 4: Enhance Cyber Security Capabilities

Cyber-attacks have become more common and sophisticated. A strong Cyber Security posture is necessary to ensure the confidentiality, integrity and availability of systems and information. In addition to traditional mitigation strategies such as securing the network perimeter with firewalls and endpoint devices with security software, we will advance Council's Cyber Security Capabilities to further safeguard customer information and to improve the resilience of our service delivery in the event of a cyber-attack.



Our Action Plan

Our digital Infrastructure is critical to our success in being able to deliver on our community's needs and expectations. It also plays a key role in our ability to attract and retain skilled staff and enhance their experience. It is important that we get the right systems and

processes in place so that we are well placed to deliver the Burwood2036 Vision through a contemporary, responsive and agile organisation. Outlined below are the Key Actions we will take within each Priority Area to address current gaps and continue on our digital transformation journey over the next four years.

Priority Area 1: Technology Upgrades

Delivery Program Principal Activity						
2022-26	Key action	Responsible	2022-23	2023-24	2024-25	2025-26
Increase efficiencies and streamline business processes through the enhancement of Information Technology systems	Rationalise and integrate the Information systems used in the delivery of Council services	All				
	Expand mobile workforce	All				
	Migrate Council's Telephony system including Call Centre to Software-as-a-Service platform	Information Technology, Customer Experience and Business Improvement				
	Maintain Council's IT Hardware to support the effective delivery of Council services	Information Technology				
	Adoption of Software-as-a-Service platforms to provide seamless services with better disaster recovery objectives	Information Technology				
	Upgrade systems and applications to support the effective delivery of Council services	Information Technology				
	Introduce systems and processes to maintain compliance with legislative requirements	Information Technology, Finance, Governance and Risk				
	Introduce systems to manage Council buildings and services	Information Technology, Property, Enfield Aquatic Centre				
	Enhance workforce planning and staff engagement information systems	Information Technology, People and Performance				

Priority Area 2: Customer Experience and Community Engagement

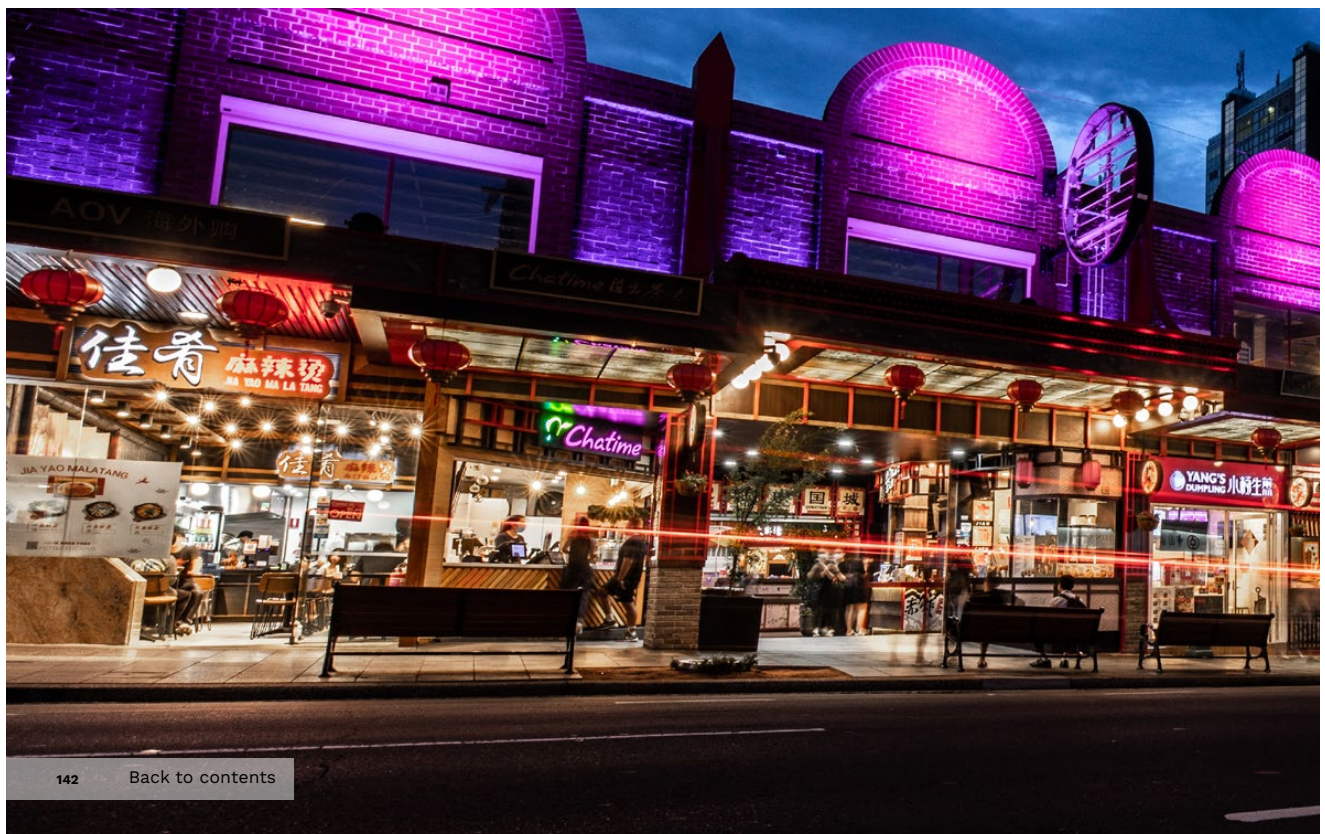
Delivery Program Principal Activity			2022	2023	2024	2025
2022-26	Key action	Responsible	-23	-24	-25	-26
Enhance online platforms to improve customer experience and community engagement	Improve access to Council events by implementing online ticketing and event support solutions	Information Technology, Customer Experience and Business Improvement, Community and Culture				
	Implement digital customer experience enhancements to our online platforms	Information Technology, Customer Experience and Business Improvement				
	Introduce automation to improve customer response times and reduce human error	Information Technology, Place Management and Communications, Library and Community Hub				
	Enhance community engagement platforms to increase the effectiveness of community feedback mechanisms and stakeholder management.	Information Technology, Finance, Customer Experience and Business Improvement, Operations, City Development, Community Safety, Infrastructure and Assets				

Priority Area 3: Digital Innovation

Delivery Program Principal Activity						
2022-26	Key action	Responsible	2022 -23	2023 -24	2024 -25	2025 -26
Expand the use of Smart Cities technologies to enhance the delivery of Council services	Evaluate and adopt emerging technologies to improve service delivery	Information Technology, Community Safety, Infrastructure and Assets, Operations, Major Capital Works & Projects, Customer Experience and Business Improvement, Library and Community Hub				
	Introduce digital parking permits and payment systems	Information Technology, Infrastructure and Assets, Community Safety				
	Improve decision making by expanding the use of geographical information systems	Information Technology, City Planning, City Development				
	Enhance traffic management capabilities through the implementation of innovative technological solutions	Information Technology, Infrastructure and Assets, Community Safety				
	Introduce technological solutions to improve the management of abandoned assets and community safety	Information Technology, Community Safety				

Priority Area 4: Enhance Cyber Security Capabilities

Delivery Program Principal Activity						
2022-26	Key action	Responsible	2022 -23	2023 -24	2024 -25	2025 -26
Advance Council's cyber security capabilities to safeguard customer information and access to services	Develop and adopt a cyber security framework in compliance with New South Wales Government's Cyber Security Policy, including the adoption of an Incident Response Plan	Information Technology, Governance and Risk				
	Enhance availability and resilience of IT systems to safeguard Council services	Information Technology				
	Implement cyber security mitigation initiatives	Information Technology				



Monitoring and Reporting

This Strategy outlines our organisational commitment to incorporate new technologies and transform our services to align with our approach of enhancing service delivery. Council has identified Priority Areas and developed separate actions and strategies for implementation which will become a part of our Delivery Program 2022-2026 and annual operational plans.

Individual projects and enhancement activities defined in each of our Priority Areas will be implemented with a commitment to improve Council services to our customers and community. These improvements will also enhance the experience of our staff in fulfilling their roles. Our progress in our digital transformation journey will be reported through our six-monthly Operational Plan reporting. Our progress will also be reported through our Annual Report and State of the City Report prepared at the end of the elected Council's term.

References

- Burwood2036 – Community Strategic Plan
- Delivery Program 2022 – 2026
- Operational Plan 2022 – 2023



Follow Council @BurwoodCouncil

www.burwood.nsw.gov.au

2 Conder St, Burwood NSW 2134

PO Box 240 Burwood NSW 1805

P 02 9911 9911

E council@burwood.nsw.gov.au



Burwood
Inc.1874