

Indirect Development Contributions Plan

Strathfield LGA

3 September 2010

Peter Andrews + Associates Pty Ltd
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PART A – SUMMARY SCHEDULES

1.0 SUMMARY SCHEDULES

1.1 Contributing Development

Under Section 94A of the Environmental Planning & Assessment Act 1979 as amended (“EP&A Act”), indirect development contributions can be levied on particular development. Schedule 1 outlines the development that will be levied indirect development contributions. Figure 1 shows the Strathfield Local Government Area, which indirect development levies will be applied.

Schedule 1 – Summary of Levy by Category

Type of Development	Levy (%)
All development not subject to Direct Development Contributions with a cost of development between \$100,001 to \$200,000	0.5%
All development not subject to Direct Development Contributions with a cost of development more than \$200,000	1.0%

A levy under section 94A of the EP&A Act cannot be imposed on development as follows:

- a) for the purpose of disabled access;
- b) for the sole purpose of affordable housing;
- c) for the purpose of reducing the consumption of mains-supplied potable water, or reducing the energy consumption of a building;
- d) for the sole purpose of the adaptive reuse of an item of environmental heritage, or
- e) other than the subdivision of land, where a condition under section 94 of the EP&A Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.

1.2 Works Program

Schedule 2 provides a summary of public facilities, which will be provided by Council over the next 20 years, as well as the estimated cost of provision, timing and completion. Levies paid to Council will be applied towards meeting the cost of provision or augmentation of these public facilities. Figure 2 shows the location of these works.

PART A – SUMMARY SCHEDULES

Schedule 2 – Works Program

No	Public Facilities	Estimated Costs	Estimated Time Frame /Priority	Completed
1.	LATM works Total Cost - \$2,229,900 (less monies to be received from Direct Contributions)	\$1,650,126.00	1	
2.	Strathfield Town Centre Multi-purpose Community Centre	\$721,875.00	2	
3.	Bay to Bay Cycleway Embellishment	\$330,000.00	3	
4.	Dean Reserve Stage 2	\$350,000.00	4	
5.	Strathfield Park Stage 1 – Landscape Masterplan Implementation	\$1,545,000.00	2	
6.	Strathfield Park Stage 2 – Sportsfield Upgrade	\$760,000.00	4	
7.	Strathfield Park Stage 3 – Multipurpose Court Embellishment	\$410,974.72	5	
	TOTAL	\$5,767,975.72		



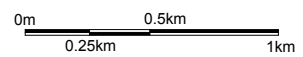
LEGEND

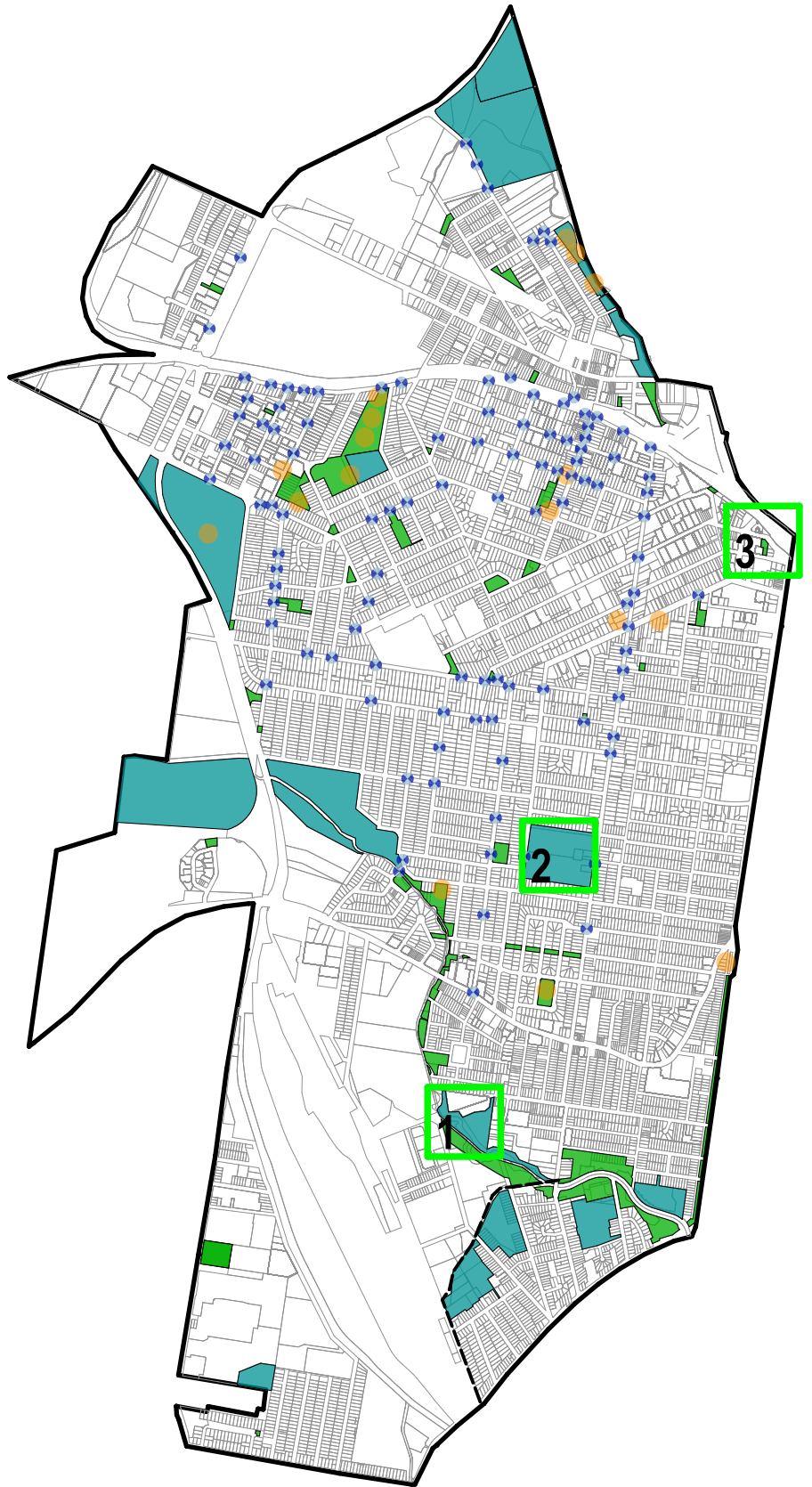
 LGA Boundary



**STRATHFIELD INDIRECT DEVELOPMENT
CONTRIBUTIONS PLAN**

Figure 1 - Strathfield Local Government Area





LEGEND

- 1 Proposed Works
- 1 Dean Reserve Stage 2
- 2 Strathfield Park
- 3 Strathfield Town Multi-Purpose Centre
- Bay to Bay Cycleway
- Local Area Traffic Management Works
- Existing Major Open Space
- Existing Local Open Space
- Existing Community Facilities

NOTE: Works are shown in approximate locations only.



STRATHFIELD INDIRECT DEVELOPMENT CONTRIBUTIONS PLAN

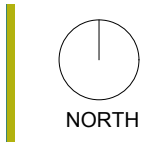
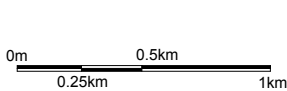


Figure 2 - Proposed Works

PART B – EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC FACILITIES

2.0 DEVELOPMENT CHARACTERISTICS

2.1 Residential Development

The estimated residential population of the Strathfield Local Government Area at 2008 is 35,124 persons (Table 1). Graph 1 shows that the residential population has steadily increased since 2001.

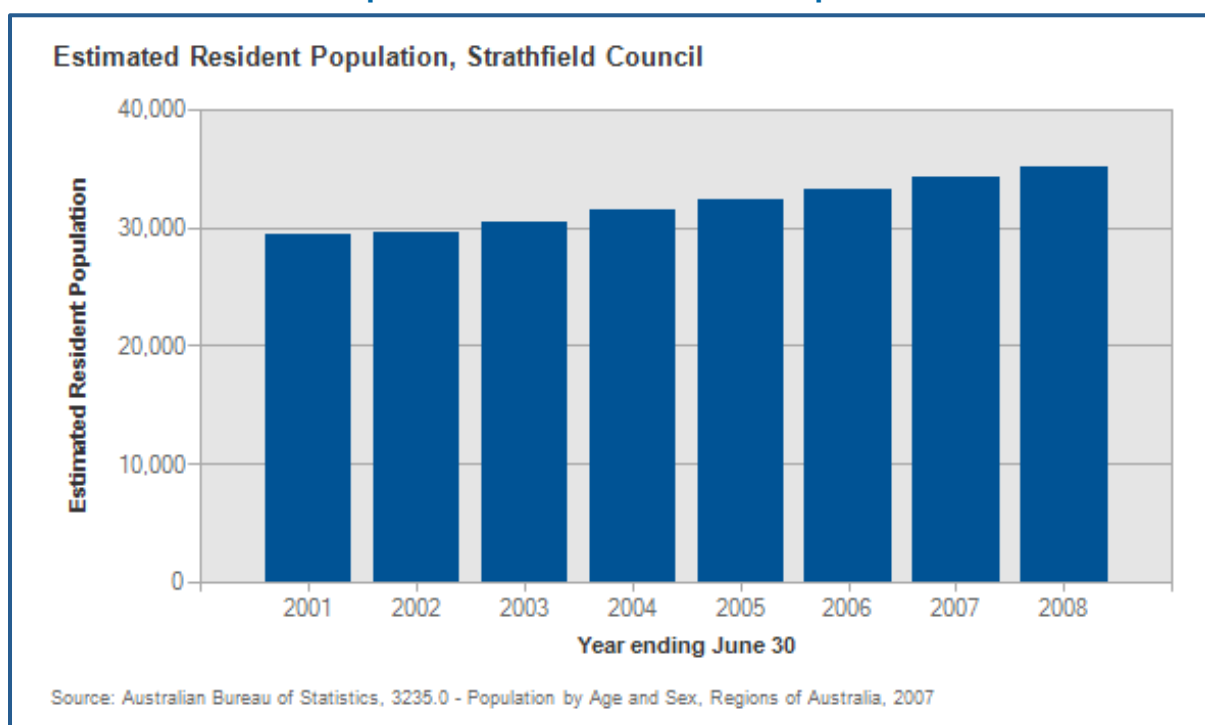
Table 1 – Estimated Resident Population

Year (ending June 30)	Estimated resident population, Strathfield Council (Preliminary updated estimates based on 2006 Census data)		
	number	Annual change	
	number	number	Percent (%)
2008	35,124	832	2.4
2007	34,292	1,061	3.2
2006	33,231	880	2.7
2005	32,351	881	2.8
2004	31,470	1,010	3.3
2003	30,460	880	3.0
2002	29,580	147	0.5
2001	29,433	--	--

Source: Australian Bureau of Statistics, Cat. No. 3235.0 - Population by Age and Sex, Regions of Australia, 2007

Source: Strathfield Council Community Profile, ID 2009

Graph 1 – Estimated Resident Population



Source: Strathfield Council Community Profile, ID 2009

PART B – EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC FACILITIES

The Strathfield Local Government Area has seen an increase in the percentage of medium to higher density dwellings from 2001 to 2006. This has been due to the change in zones to permit medium and higher density residential development to assist in meeting the State Government’s objectives in creating additional dwelling stock. However, Strathfield Local Government Area still has a high number of separate dwellings being 47.5% of the total private dwellings as at 2006. Refer Table 2.

Table 2 – Dwelling Structure

Dwelling structure (private dwellings)	Strathfield Council area			2001			Change 2001 to 2006
	2006		Sydney Statistical Division	2001		Sydney Statistical Division	
Enumerated data	number	%	%	number	%	%	
Separate house	5,687	47.5	57.1	5,868	58.1	58.7	-181
Medium density	2,363	19.7	17.4	1,661	16.4	16.8	702
High density	3,064	25.6	17.3	1,775	17.6	15.9	1,289
Caravans, cabin, houseboat	3	0	0.3	0	0	0.3	3
Other	37	0.3	0.4	77	0.8	0.4	-40
Not stated	3	0	0.1	58	0.6	0.9	-55
TOTAL occupied private dwellings	11,158	93.2	92.6	9,439	93.5	93.0	1,719
TOTAL unoccupied Dwellings	808	6.8	7.4	661	6.5	7.0	147
TOTAL Dwellings	11,966	100.0	100.0	10,100	100.0	100.0	1,866

Source: Australian Bureau of Statistics, Census of Population and Housing, 2006, 2001, 1996, and 1991.

(a) ‘Medium density’ includes all semi-detached, row, terrace, townhouses and villa units, plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses.

(b) ‘High density’ includes flats and apartments in 3 storey and larger blocks.

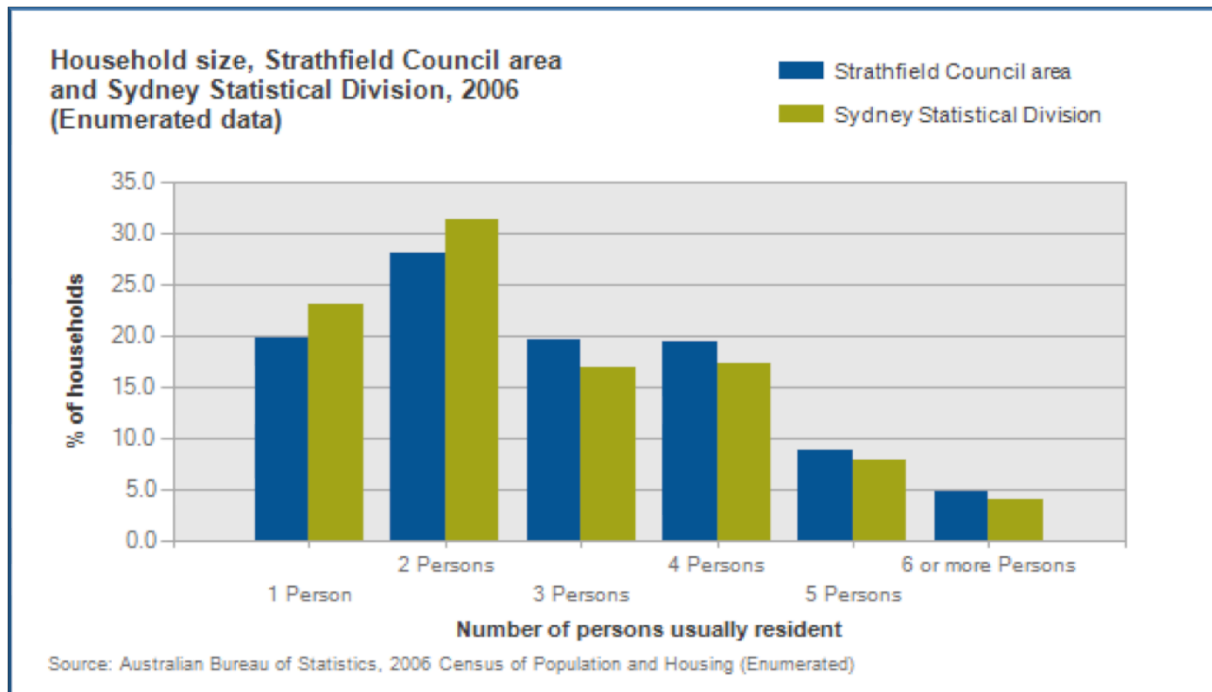
NOTE: Table totals may not equate with other similar tables due to **randomisation** of small numbers.

Source: Strathfield Council Community Profile, ID 2009

The 2006 Census data also shows that the Strathfield Local Government Area has a higher percentage of households that have a larger number of persons usually resident when compared to the Sydney Statistical Division. This includes households with 3, 4, 5 and 6 or more persons usually resident. Refer Graph 2.

PART B – EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC FACILITIES

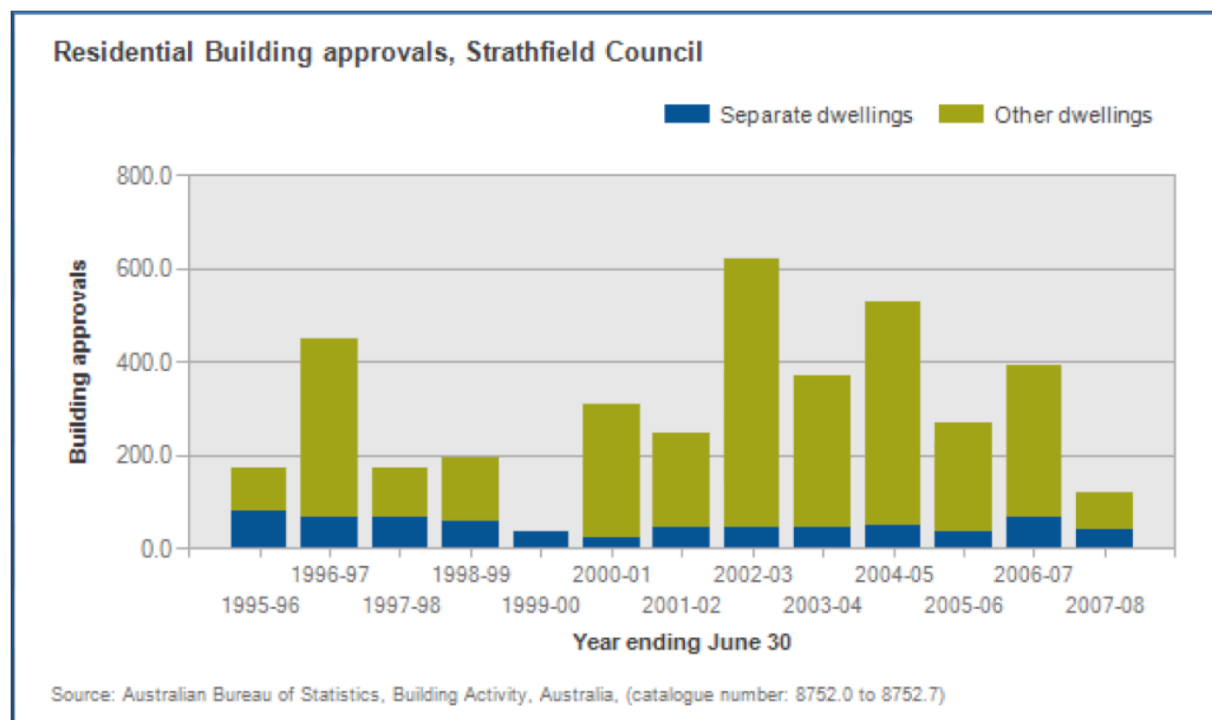
Graph 2 – Household Size



Source: Strathfield Council Community Profile, ID 2009

The residential building approvals from 1995 show that whilst the level of activity has fluctuated over the years, approvals have continuously been sought for residential development (Graph 3). Building approvals have also continuously being sought for separate dwellings although approvals did drop slightly in 2007/08 (Table 3).

Graph 3 – Residential Building Approvals



Source: Strathfield Council Community Profile, ID 2009

PART B – EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC FACILITIES

Table 3 – Building Approvals

Building approvals, Strathfield Council				Annual change*		
Year (ending June 30)	Separate dwellings	Other dwellings	Total dwellings	Separate dwellings	Other dwellings	Total dwellings
2007-08	42	78	120	-27	-246	-273
2006-07	69	324	393	30	92	122
2005-06	39	232	271	-13	-243	-256
2004-05	52	475	527	5	151	156
2003-04	47	324	371	3	-252	-249
2002-03	44	576	620	-2	372	370
2001-02	46	204	250	22	-82	-60
2000-01	24	286	310	-15	286	271
1999-00	39	0	39	-22	-135	-157
1998-99	61	135	196	-6	31	25
1997-98	67	104	171	-1	-276	-277
1996-97	68	380	448	-14	291	277
1995-96	82	89	171	--	--	--

Source: Australian Bureau of Statistics, Building Activity, Australia, (catalogue number: 8752.0 to 8752.7)

Source: Strathfield Council Community Profile, ID 2009

2.2 Employment Lands

Strathfield Local Government Area comprises a range of employment lands. There are four main centres including the Strathfield Town Centre, Homebush Village Shopping Centre, Homebush West Town Centre and the Strathfield South Shopping Centre. The Parramatta Road Corridor also provides a range of employment and residential land uses. There is also approximately 325 hectares of industrial zoned land located throughout the LGA.

The Strathfield Local Government Area has a high percentage (89.1%) of workers that live outside of the LGA whilst 10.9% live and work within the LGA (Refer Table 4 and Graph 4).

Table 4 – Location of Workers

Residential ^(a) location of workers in Strathfield Council, 2006		
	Number	Percent (%)
Live and work within Strathfield Council	1,909	10.9
Live outside, but work within Strathfield Council	15,640	89.1
Total workers in Strathfield Council	17,549	100.0

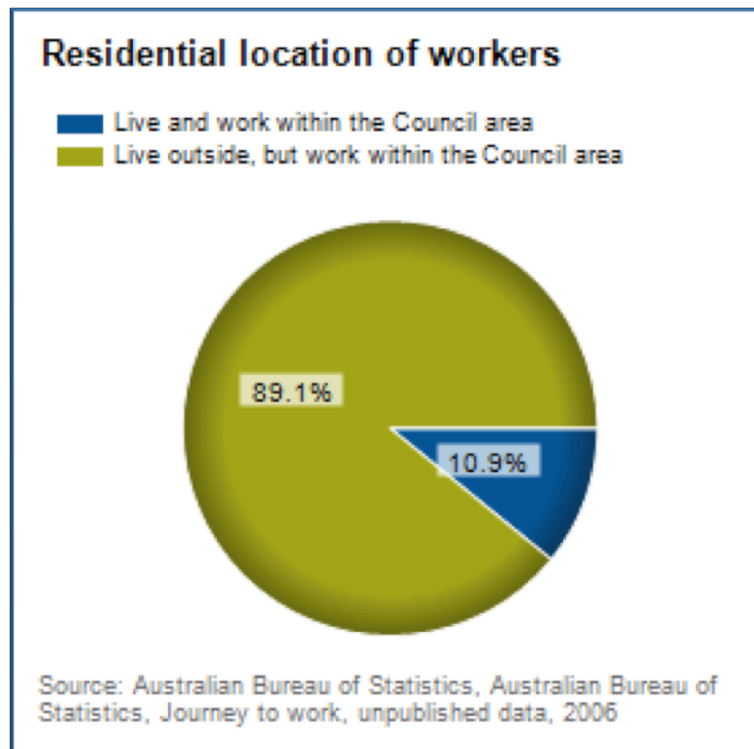
Source: Australian Bureau of Statistics, Journey to work, unpublished data, 2006.

(a) 'Residential' refers to place of enumeration on Census night.

Source: Strathfield Council Community Profile, ID 2009

PART B – EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC FACILITIES

Graph 4 – Location of Workers



Source: Strathfield Council Community Profile, ID 2009

3.0 DEMAND FOR PUBLIC FACILITIES

The above statistics show that there is an estimated population of 50,764 persons for the Strathfield Local Government area made up of residents (35,124) and non-resident workers (15,640). It is considered that based on past trends this will continue to grow and Strathfield Municipal Council will need to provide appropriate infrastructure to meet the existing and future resident population and non-resident worker population.

Strathfield Council has a Direct Development Contributions Plan, which levies contributions on development to construct associated infrastructure for this increased population. There are other areas and developments that are not levied under the Direct Contributions Plan, however will increase the need for infrastructure. The statistics show that Strathfield has a higher percentage of larger numbers of persons per dwelling. Therefore, the development of a larger separate dwelling has the potential to increase the number of occupants and additional demand is placed on public facilities. For example, in recent years, Council has received a large number of development applications for the demolition of small detached dwellings and replacement with new detached dwellings of a much larger size and with more bedrooms.

PART B – EXPECTED DEVELOPMENT AND DEMAND FOR PUBLIC FACILITIES

Also, there is the potential that development may be constructed for employment purposes in specific precincts that are not subject to Direct Contributions. These kinds of development will also increase the demand for public facilities.

Strathfield Vision 2020 outlines Council's long term plan for the future of its Local Government Area. Key directions of the vision include:

- *Communications – achieving a quantum shift in our communications so that we are a leading council in Australia in communications performance. Our focus will be on improving communication with our community. We will also improve communications within council and communications with other government bodies.*
- *Financial resourcing – maintaining and improving our position as one of New South Wales' top performing councils in financial management and our ability to deliver services to our community in the long term.*
- *Sustainable development – embracing sustainable development principles, so that our growth delivers a balance of social, environmental and economic outcomes for our community.*
- *Strategic planning – developing a mature strategic planning culture excelling in strategic planning and decision-making.*
- *Staff development – building and developing our high quality staff so that we are an employer of choice in local government in Australia.*
- *Integrated transport – achieving a balance between transport modes including motor vehicles, public transport, cyclists and pedestrians.*
- *Marketing – adopting the marketing concept philosophy, which is to know the needs of our community and make decisions to satisfy those needs.*
- *Community building – giving greater emphasis to community building and diversity, including community facilities, community events, and community involvement.*

The application of the Indirect Development Contributions will assist Council in meeting the goals in the Strathfield Vision 2020 and its Management Plan by delivering appropriate infrastructure to assist residents, workers and employees to successfully reside and operate within the Strathfield Local Government Area.

PART C – ADMINISTRATION AND OPERATION OF THE PLAN

4.0 ADMINISTRATION AND OPERATION

4.1 What is the name of this development contributions plan?

This development contributions plan is called the Strathfield Indirect Development Contributions Plan 2010.

4.2 Application of this plan

This plan applies to all land within the Strathfield Local Government Area as shown on Figure 1.

This Indirect Development Contributions Plan applies to applications for development consent and applications for complying development certificates under the *Environmental Planning and Assessment Act 1979*.

The rates for different types of development are as set out in schedule 1.

4.3 When does this development contributions plan commence?

This contributions plan commences on 3 September 2010.

4.4 What is the purpose of this contributions plan?

The primary purposes of this contributions plan are:

- to authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to section 94A of the *Environmental Planning and Assessment Act 1979*;
- to assist Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area; and
- to publicly identify the purposes for which the levies are required.

The public facilities that will be provided as part of this plan include Open Space facilities, Community facilities and Road and Traffic Facilities.

PART C – ADMINISTRATION AND OPERATION OF THE PLAN

4.5 Are there any exemptions to the levy?

The levy will not be imposed in respect of development where:

- the proposed cost of carrying out the development is \$100,000 or less; or
- for the purpose of disabled access; or
- for the sole purpose of providing affordable housing; or
- for the purpose of reducing a building's use of potable water (where supplied from water mains) or energy; or
- for the sole purpose of the adaptive reuse of an item of environmental heritage; or
- other than the subdivision of land, where a condition under section 94 of the EP&A Act has been imposed under a previous development consent relating to the subdivision of the land on which the development is proposed to be carried out.

4.6 Pooling of levies

This plan expressly authorises Indirect Development levies (s94A levies) paid for different purposes to be pooled and applied progressively for those purposes. The priorities for the expenditure of the levies are shown in Schedule 2 – Works Program.

4.7 Directions by the Minister

Accredited certifiers must comply with any application direction as per clause 94E of the EP&A Act when imposing S94A conditions.

4.8 Complying Development and the obligation of accredited certifiers

In accordance with clause 94EC of the EP&A Act, a certifying authority must not issue a complying development certificate unless it has imposed a condition under section 94A if this plan authorises it to do so. This Plan outlines the methodology to determine the contribution to be levied. Failure to apply a contribution where relevant may render the certificate invalid.

4.9 Construction certificates and the obligation of accredited certifiers

In accordance with clause 146 of the EP&A Regulation 2000, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of levies has been satisfied.

PART C – ADMINISTRATION AND OPERATION OF THE PLAN

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that levies have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

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

4.10 How will the levy be calculated?

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

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

Where:

%C is the levy rate applicable

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

The proposed cost of carrying out the development will be determined in accordance with clause 25J of the EP&A Regulation. The procedures set out in Schedule 1 to this plan must be followed to enable Council to determine the amount of the levy to be paid.

The value of the works must be provided by the applicant at the time of the request and must be independently certified by a Quantity Surveyor who is registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate equivalent qualifications.

Without limitation to the above, Council may review the valuation of works and may seek the services of an independent person to verify the costs. In these cases, all costs associated with obtaining such advice will be at the expense of the applicant and no construction certificate will be issued until such time that the levy has been paid.

PART C – ADMINISTRATION AND OPERATION OF THE PLAN

4.11 When is the levy payable?

A levy must be paid to Council at the time specified in the condition that imposes the levy. If no such time is specified, the levy must be paid prior to the issue of a construction certificate or complying development certificate.

4.12 How will the levy be adjusted?

Contributions required as a condition of consent under the provisions of this plan will be adjusted at the time of payment of the contribution in accordance with the following formula:

$$\text{Contribution at time of payment} = \$C_o + A$$

Where

$\$ C_o$ is the original contribution as set out in the consent

A is the adjustment amount, which is =

$$\frac{\$C_o \times ([\text{Current Index} - \text{Base Index}]$$

$$[\text{Base Index}]$$

Where:

Current Index	is the Consumer Price Index for All Groups for Sydney as published by the Australia Bureau of Statistics available at the time of review of the contribution rate;
Base Index	is the Consumer Price Index for All Groups for Sydney as published by the Australian Bureau of Statistics at the date of adoption of this plan, which is 171.1 (June 2010) .

Note: In the event that the Current index is less than the previous Consumer Price Index, the Current index shall be taken as not less than the previous index.

4.13 Deferred or periodic payments

Council does not permit deferred or periodic payments of development contributions.

PART D – COST SUMMARY REQUIREMENTS

Procedure

A cost summary report is required to be submitted to allow Council to determine the contribution that will be required. The following should be provided:

- A cost summary report must be completed for works with a value no greater than \$999,999; or
- A Quantity Surveyor's Detailed Cost Report must be completed by a registered Quantity Surveyor for works with a value greater than \$1,000,000.

To avoid doubt, section 25J of the *Environmental Planning and Assessment Act 1979* sets out the things that are included in the estimation of the construction costs by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development, including the following:

- if the development involves the erection of a building, or the carrying out of engineering or construction work—the costs of or incidental to erecting the building, or carrying out the work, including the costs (if any) of and incidental to demolition, excavation and site preparation, decontamination or remediation;
- if the development involves a change of use of land—the costs of or incidental to doing anything necessary to enable the use of the land to be changed;
- if the development involves the subdivision of land—the costs of or incidental to preparing, executing and registering the plan of subdivision and any related covenants, easements or other rights.

PART D – COST SUMMARY REQUIREMENTS

Sample Cost Summary Report

Cost Summary Report

[Development Cost no greater than \$999,999]

DEVELOPMENT APPLICATION No.

REFERENCE:

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.

CONSTRUCTION CERTIFICATE No.

DATE:

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT NAME:

DEVELOPMENT ADDRESS:

ANALYSIS OF DEVELOPMENT COSTS:

Demolition and alterations	\$	Hydraulic services	\$
Structure	\$	Mechanical services	\$
External walls, windows and doors	\$	Fire services	\$
Internal walls, screens and doors	\$	Lift services	\$
Wall finishes	\$	External works	\$
Floor finishes	\$	External services	\$
Ceiling finishes	\$	Other related work	\$
Fittings and equipment	\$	Sub-total	\$

PART D – COST SUMMARY REQUIREMENTS

Sub-total above carried forward	\$
Preliminaries and margin	\$
Sub-total	\$
Consultant Fees	\$
Other related development costs	\$
Sub-total	\$
Goods and Services Tax	\$
TOTAL DEVELOPMENT COST	\$

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate;
- calculated the development costs in accordance with the definition of development costs in clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices;
- included GST in the calculation of development cost.

Signed: _____

Name: _____

Position and Qualifications: _____

Date: _____

(Acknowledgment to City of Sydney for use of the model cost reports)

PART D – COST SUMMARY REQUIREMENTS

Sample Quantity Surveyors Report

Registered* Quantity Surveyor's Detailed Cost Report

[Development Cost in excess of \$1,000,000]

*A member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No.

REFERENCE:

COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.

CONSTRUCTION CERTIFICATE No.

DATE:

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT NAME:

DEVELOPMENT ADDRESS:

DEVELOPMENT DETAILS:

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

PART D – COST SUMMARY REQUIREMENTS

ESTIMATE DETAILS:

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

I certify that I have:

- inspected the plans the subject of the application for development consent or construction certificate;
- prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors;
- calculated the development costs in accordance with the definition of development costs in the S94A Development Contributions Plan of Strathfield Council at current prices;
- included GST in the calculation of development cost; and
- measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2.

Signed: _____

Name: _____

Position and Qualifications: _____

Date: _____

(Acknowledgment to City of Sydney for use of the model cost reports)

PART E – DETAILED PROJECT SUMMARY

TABLE E.1 – TRAFFIC LATM WORKS

Capital Works	Costs
Area A	
Marlborough Road northbound and southbound pelican crossings	\$160,000.00
Arthur Street / Hornsey Road roundabout	\$50,000.00
Arthur Street – standard bicycle refuges	\$24,000.00
Arthur Street /Mitchell Road to Pemberton Street parking lanes	\$1,000.00
Arthur Street/Pemberton Street roundabout	\$50,000.00
Arthur Street/Francis Street roundabout	\$50,000.00
Arthur Street/Pilgram Reserve kerb blisters	\$4,000.00
Arthur Street/Bates Street roundabout	\$50,000.00
Arthur Street/Mackenzie Street roundabout pedestrian gap and ramps	\$2,000.00
Arthur Street/Meredith Street roundabout	\$50,000.00
Broughton Road/Fitzgerald Park kerb blisters	\$4,000.00
Beresford Road/Homebush Road parking lanes	\$2,000.00
Underwood Road pedestrian signals vehicle exit DFO	\$80,000.00
Underwood Road/Mason Park pedestrian/bicycle refuge	\$12,000.00
Underwood Road/Bellona Avenue pedestrian refuge	\$12,000.00
Pomeroy Street/Underwood Road right hand turn	\$1,500.00
Pomeroy Street/Ismay Avenue extension of roundabout apron	\$5,000.00
Pomeroy Street/Ismay Avenue extension of eastern roundabout	\$12,000.00
Bridge Road - parking lanes from Parramatta Road to Mackenzie Street	\$4,000.00
Mackenzie Street – parking lanes from Bridge Road to Arthur Street	
The Crescent /west of Bridge Road parking lanes	\$10,000.00
The Crescent/west of Bridge Road raised thresholds west of Mackenzie Street	\$15,000.00
The Crescent/west of Bridge Road bicycle refuge west of Bates Street	\$14,000.00
The Crescent /Flemington Village raised threshold west of Hampstead Road	\$15,000.00
The Crescent/Flemington Village 40km speed at station shops	\$1,000.00
The Crescent/Flemington Village 40km speed west of Hornsey Street roundabout	\$200.00
The Crescent/East of Bridge Road parking lanes	\$6,000.00
The Crescent/East of Bridge Road raised threshold	\$15,000.00
The Crescent/East of Bridge Road roundabout at Meredith Street	\$50,000.00
The Crescent/Homebush Village 40km speed Subway Lane	\$1,000.00
The Crescent/Homebush Village left in/left out to carpark	\$2,000.00
The Crescent/Homebush Village raised threshold at Rochester Street	\$15,000.00
The Crescent/Homebush Village raised threshold west of Homebush Road	\$15,000.00
Henley Road/Village Shopping area 40km speed at Exeter Street	\$1,000.00
Henley Road/Village Shopping area raised threshold at Exeter Street intersection	\$15,000.00
Henley Road/Village Shopping area raised threshold The Crescent	\$15,000.00
Henley Road/Village Shopping area parking bays The Crescent to Exeter	\$1,000.00
Henley Road/Tavistock Road roundabout	\$80,000.00
Henley Road parking lines Exeter Road to Arthur Street	\$2,000.00
Homebush Road/The Crescent to Arthur Street parking lines	\$3,000.00
Homebush Road/The Crescent to Arthur Street pedestrian refuge Burlington Rd to Abbotsford Rd	\$12,000.00
Rochester Street/The Crescent raised threshold	\$15,000.00
Rochester Street – parking spaces The Crescent to Abbotsford Road	\$1,000.00
Rochester Street raised median The Crescent to Burlington Road	\$10,000.00
Rochester Street/Burlington Road raised threshold	\$60,000.00
Rochester Street/Abbotsford Road roundabout	\$50,000.00
Rochester Street parking line from Burlington Road to Arthur Street	\$2,000.00
Hornsey Road parking spaces The Crescent to Exeter Road	\$1,000.00
Hornsey Road raised threshold south of Exeter Road	\$16,000.00
Hornsey Road/Tavistock Road roundabout	\$50,000.00
Hampstead Road parking spaces from The Crescent to Kessell Avenue	\$1,000.00
Burlington Road raised threshold midblock between Bridge Road and Meredith Street	\$15,000.00
Burlington Road/Meredith Street roundabout	\$50,000.00
Burlington Road raised threshold midblock between Meredith Street and Rochester Street	\$15,000.00
Burlington Road parking spaces along Rochester Street	\$3,000.00
Burlington Road raised threshold mid block Rochester Street and Homebush Road	\$15,000.00
Abbotsford Road raised threshold mid block between Bridge Road and Meredith Street	\$15,000.00
Abbotsford Road/Meredith Street roundabout	\$50,000.00
Abbotsford Road raised threshold between Meredith Street and Rochester Street	\$15,000.00
Abbotsford Road parking spaces midblock threshold to Rochester Street	\$1,500.00
Abbotsford Road/Rochester Street roundabout	\$50,000.00
Abbotsford Road Parking spaces from Rochester Street to mid block threshold	\$1,500.00
Loftus Crescent raised threshold west of Melrose Street	\$15,000.00
Loftus Crescent raised threshold east of Crane Street	\$15,000.00
Loftus Crescent raised threshold mid block between Crane Street and roundabout at Subway Lane	\$15,000.00
Subtotal	\$1,343,700.00

PART E – DETAILED PROJECT SUMMARY

Area B	
Homebush Road/Albert Road cross junction traffic signals	\$150,000.00
Homebush Road pedestrian signals between Oxford Road and Churchill Avenue	\$80,000.00
Homebush Road blister islands at Brunswick Avenue, Alviston Street, Woodward Avenue, Victoria Street, Mintaro Avenue	\$20,000.00
Homebush Road/Strathfield Park extension of pedestrian refuge	\$10,000.00
Homebush Road extend parking edge line along full length of road	\$8,000.00
East of Homebush Road parking lane lines	\$4,000.00
Pemberton Street/Shortland Avenue roundabout	\$50,000.00
Pemberton Street/Karuah Street roundabout	\$50,000.00
Pemberton Street/Boden Reserve pedestrian refuge	\$12,000.00
Pemberton Street raised thresholds between Shortland Avenue and Arthur Street	\$30,000.00
Pemberton Street parking lines between Barker Road and Arthur Street	\$3,000.00
Barker Road road closure of Todman Place at Barker Road	\$5,000.00
Barker Road/Redmyre Road/Woodward Avenue roundabout	\$50,000.00
Barker Road blister islands at Howard Street, Wilson Street and Oxford Street	\$12,000.00
Barker Road no stopping signs on northern side of Barker Road	\$200.00
Barker Road blister island on southern side of west of Wallis Avenue	\$2,000.00
Barker Road/Marion Street roundabout	\$50,000.00
Wallis Avenue/High Street roundabout	\$50,000.00
Wallis Avenue Pedestrian refuge Glenarvon Street and Ravenna Street adjacent Wallis Reserve	\$12,000.00
Wallis Avenue raised threshold between Ada Avenue and Newton Road	\$15,000.00
Wallis Avenue raised threshold between Verona Street and Augusta Street	\$15,000.00
Wallis Avenue/Strathlora Street blister islands	\$4,000.00
South Street/Ada Avenue roundabout	\$50,000.00
South Street/Newton Road roundabout	\$50,000.00
South Street raised threshold between Ada Avenue and Newton Road	\$15,000.00
Redmyre Road parking lane lines	\$2,000.00
Redmyre Road/Homebush Road line markings	\$4,000.00
Newton Road/Pemberton Road intersection signs	\$6,000.00
Newton Road/Wilson Road roundabout	\$50,000.00
Newton Road parking lines	\$10,000.00
Newton Road/Firth Avenue parking lanes	\$4,000.00
Shortland Avenue signage between Francis Street and Fraser Street	\$200.00
Fraser Street signage between Shortland Avenue and Edgar Street	\$400.00
Edgar Street signage between Fraser and Marion Streets	\$200.00
Edgar Street signage between Francis and Marion Streets	\$200.00
Hedges Avenue centreline markings over bridge	\$2,000.00
Hedges Avenue/Myrna Road pedestrian refuge	\$12,000.00
Myrna Road/Ada Avenue sign treatment	\$6,000.00
Chalmers Road raised threshold north of West Street	\$15,000.00
Oxford Road/Homebush Road pedestrian refuge	\$12,000.00
Albyn Road/Florence Street raised threshold	\$15,000.00
Subtotal	\$886,200.00
TOTAL	\$2,229,900.00

TABLE E.2 – STRATHFIELD TOWN MULTI-PURPOSE CENTRE

Embellishment Works	Costs
Construction of a multi-purpose community facility – 250m2 @ \$2,750.00	\$687,500.00
Design Development (5%)	\$34,375.00
TOTAL	\$721,875.00

TABLE E.3 – BAY TO BAY CYCLEWAY UPGRADE

Embellishment Works	Costs
Exercise Facility including soft fall and landscaping	\$150,000.00
Lighting Solar G Lighting 2 Pole, 2 Light System Slave + Master	\$180,000.00
TOTAL	\$330,000.00

TABLE E.4 – DEAN RESERVE STAGE 2

Embellishment Works	Costs
Play area Embellishment	\$350,000.00
TOTAL	\$350,000.00

PART E – DETAILED PROJECT SUMMARY

TABLE E.5 – STRATHFIELD PARK

Item	Unit	Unit Rate	No.	Total Cost ex GST
Landscape Masterplan Implementation				
Stage 1 works				\$180,000.00
Sportsfield Drainage Installation				\$10,000.00
Signage				\$25,000.00
Lighting/bollards				\$30,000.00
Planting				\$10,000.00
Mulching				\$10,000.00
Landscape Masterplan				\$20,000.00
Playgrounds including soft fall x 2				\$800,000.00
Signage				\$40,000.00
Upgrade path				\$80,000.00
Landscape and Night Lighting				\$300,000.00
Planting				\$40,000.00
SUBTOTAL				\$1,545,000.00
Sportsfield Upgrade				
Drainage per Sportsfield	per sportsfield	50000	3	150000
20m Light Pole 2 phillips optivision per pole	per item	30,000	12	\$360,000.00
Stormwater Harvesting Project - Irrigation	N/A	N/A	N/A	\$250,000
SUBTOTAL				\$760,000.00
Multipurpose Court Relocation & Embellishment				
safety fencing - 6 months	lm	12	300	\$3,600.00
soil erosion control	lm	28.78	300	\$8,634.00
hardcourt (basketball/netball) 100mm SL72 Mesh court size 28x15m + 1.5m buffer for each court = 31x18m slab = 558m2 per court	m2	102.26	1116	\$114,122.16
trim & Grade Surface (hardcourt) machine	m2	4.31	1116	\$4,809.96
line marking and surfacing	m2	50	1116	\$55,800.00
Fencing Chainwire Fence rail 3600mm high tennis court type + PCV coated mesh - part court only - allow for half of area	lm	236.83	420	\$99,468.60
Multiuse basketball/netball hoop and post supply and install. Heavy duty, full size competition tower heavy duty engineer approved tower 2.4m projection CODE: BB735R, as available from World of Sport 2010 catalogue.	per unit	2854.5	4	\$11,418.00
footing for posts (incl excavate and concrete)	per unit	3500	4	\$14,000.00
structural certification of posts (4)	item	3500	1	\$3,500.00
lighting - side lighting pole height 12-15m for double court, 100 lux, supply and install	per light	90000	1	\$90,000.00
geotechnical report of existing conditions for post footing design purposes	item	3500	1	\$3,500.00
break up and dispose of concrete slab on site est 10m x 5m = 50m2	m2	42.44	50	\$2,122.00
SUBTOTAL				\$410,974.72
TOTAL				\$2,715,974.72