

## **Developers blame charges**

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DEVELOPERS say it now costs \$329,000, including \$110,000 in Government charges, to develop a lot in western Sydney which has a market value of \$300,000.

A report by the NSW Urban Taskforce says local government charges could add up to \$8.5 billion to the cost of developing land releases for 181,000 homes to the \$5.6 billion already imposed by the State Government.

"These local government charges are supposed to pay for council-run wellness and massage facilities, beach volleyball courts, yoga and Pilates facilities. Most Sydneysiders don't expect their councils to provide these kinds of services," the chief executive of the taskforce, **Aaron Gadiel**, says.

Infrastructure charges are so high they are preventing any significant development in western Sydney's growth centres. "Local government is proposing a levy of \$47,000 for each residential lot. In Queensland, infrastructure charges total \$16,000 per residential lot and in Victoria, proposed charges total \$14,000. In Perth, there are no State Government infrastructure charges and the local council charge is \$614