

Section 7.12 Development Contributions Plan



Acknowledgment

City of Newcastle acknowledges that we operate on the grounds of the traditional country of the Awabakal and Worimi peoples.

We recognise and respect their cultural heritage, beliefs and continuing relationship with the land and waters, and that they are the proud survivors of more than two hundred years of dispossession.

City of Newcastle reiterates its commitment to address disadvantages and attain justice for Aboriginal and Torres Strait Islander peoples of this community.

This Section 7.12 Development Contributions Plan has been prepared by DFP Planning Pty Ltd



planning consultants

in association with the City of Newcastle

Adoption date 26 October 2021
Commencement date 1 January 2022

Enquiries

For information contact
City of Newcastle
Phone 4974 2000

Published by
City of Newcastle
PO Box 489, Newcastle NSW 2300
Phone 4974 2000
mail@ncc.nsw.gov.au
newcastle.nsw.gov.au

© 2021 City of Newcastle

Contents

Executive Summary	iii
1 Introduction	1
1.1 Name of this Plan	1
1.2 Commencement of this Plan	1
1.3 Purpose and Objectives of this Plan	1
1.4 Land to which the Plan applies	1
1.5 Development to which this Plan applies	1
1.6 Exemptions and Reductions	4
1.7 Operation Period of the Plan	5
1.8 Structure of this Plan	5
1.9 Glossary	5
1.10 Relationship with other plans, reports and policies	5
1.11 Savings and transitional arrangements	5
2 Administration of the Plan	7
2.1 Scope of this Plan	7
2.2 Types of transport and social infrastructure addressed by this Plan	7
2.3 How will contributions be imposed?	7
2.4 How will the levy be calculated?	7
2.5 Methods of payment	8
2.6 Timing of payments	8
2.7 Indexation of contributions	10
2.8 Accounting and management of funds	10
3 Forecast development and demand for transport and social infrastructure	13
3.1 Strategic Context	13
3.2 Forecast Development	13
3.3 Demand for public facilities and services	14
Appendix A - Glossary	15
Appendix B – Works Schedule	18
Appendix C – Maps of Infrastructure Locations	19
Appendix D – Pro forma Condition of Consent	22
Appendix E – Pro forma CDC Condition	23
Appendix F – Cost of Development Calculation	24
Appendix G – References	27

Contents

Figures

Figure 1	Land Application Map – City of Newcastle LGA	2
Figure 2	Land Application Map – Newcastle City Centre	3
Figure 3	Land subject to the Deed of Agreement with the HCCDC	11

Tables

E1	Summary of Contribution Rates	iii
----	-------------------------------	-----

Abbreviations

ABS	Australian Bureau of Statistics
CC	construction certificate
CDC	complying development certificate
Council	Newcastle City Council
DA	development application
DCP	development control plan
DPIE	NSW Department of Planning, Industry and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
GFA	gross floor area
HCCDC	Hunter and Central Coast Development Corporation
LEP	local environmental plan
LGA	local government area
LSPS	Local Strategic Planning Statement
PA	planning agreement
SC	Subdivision Certificate
SEPP	state environmental planning policy

Executive Summary

Purpose and Objectives of the Plan

This Plan is the **City of Newcastle Section 7.12 Development Contributions Plan** and has been prepared to satisfy the requirements of the *Environmental Planning and Assessment Act, 1979* and *Environmental Planning and Assessment Regulation 2000*, enabling Council or an accredited certifier to levy contributions from development for the provision of transport and social infrastructure.

This Plan will assist in the provision of adequate transport and social infrastructure for future development and ensure that the existing community is not burdened by the costs of transport and social infrastructure required as a result of future development. In addition, this Plan provides the administrative framework for the collection, expenditure, accounting and review of development contributions on a reasonable basis. In this way, the Plan provides for public and financial accountability.

Nature of future development

Between 2021 and 2036, there is forecast to be approximately 23,740 additional residents in the City of Newcastle Local Government Area (LGA) accommodated within 11,520 private dwellings and other residential accommodation such as boarding houses, group homes, hostels, residential care facilities and student housing.

There is also estimated to be an increase in non-residential development over this 15-year period comprising approximately 78,500m² of retail floor space, approximately 212,500m² of other commercial floor space and approximately 121,000m² of industrial floor space.

This future development will require new, extended or augmented transport and social infrastructure.

Life of the Plan

The Plan caters for a planning period from 2021 to 2036 with this period generally aligning with various NSW State Government and Council strategies and being within the horizon of residential and employment forecasts utilised by Council for planning and infrastructure purposes.

The levy payable under this Plan will be indexed between the date of determination and the date of payment of the contribution. Furthermore, the cost of development used to determine the levy under this Plan will be indexed from the date of the cost estimate to the date of determination.

Other funding sources

Contributions sought by this Plan may only partially fund transport and social infrastructure listed in this Plan. Council will draw upon other funding sources (including contributions under Council's Section 7.11 Contributions Plan) to meet the residual costs to deliver such infrastructure.

Summary of contribution rates

Table E1: Summary of Contribution Rates		
Type of Development	Levy as % of development costs	
	Newcastle City Centre	Rest of LGA
Non-residential development, including alterations and additions.	0% for development up to and including \$100,000	
Mixed residential and non-residential development where the residential component comprises less than 10% of the total gross floor area.	0% for residential development more than \$100,000, up to and including \$200,000	
	0.5% for non-residential development more than \$100,000, up to and including \$200,000	
Residential accommodation such as boarding houses, group homes, hostels, residential care facilities and student housing.	1% for residential alterations and additions more than \$200,000	1% for all developments more than \$200,000
Alterations and additions to residential accommodation.	1% for development more than \$200,000, up to and including \$250,000	
See Sections 1.5 and 1.6 for further details	3% for development more than \$250,000	

Executive Summary

Works schedule

Contributions sought through this Plan will be used to fund, in part or in full, the transport and social infrastructure set out in the Schedule of Works at **Appendix B**.

1 Introduction

1.1 Name of this Plan

This Plan is the **City of Newcastle Section 7.12 Development Contributions Plan** (the “Plan”).

1.2 Commencement of this Plan

This Plan has been prepared pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (the Act) and the *Environmental Planning and Assessment Regulation 2000* (the Regulation) and takes effect from 1 January 2022, being the date specified in the public notice, published pursuant to the Regulation.

1.3 Purpose and Objectives of this Plan

This Plan has been prepared to satisfy the requirements of the Act, which enables Council or an accredited certifier to levy contributions from development for the provision of transport and social infrastructure.

In accordance with the Act and Regulation, this Plan authorises a consent authority to impose a condition requiring the payment of a levy, even though there is no connection between the development the subject of the development consent and the object of expenditure of any money required to be paid by the condition. Accordingly, the objectives of this Plan are to:

- (a) authorise Council or an accredited certifier to impose a condition of consent requiring the payment of a monetary contribution when granting consent to development on land to which this Plan applies, including Complying Development;
- (b) assist Council to provide the appropriate transport and social infrastructure required to maintain and enhance amenity and service delivery within the area;
- (c) ensure that the existing community is not burdened by the provision of transport and social infrastructure required as a result of future development; and
- (d) enable Council to be both publicly and financially accountable in its assessment and administration of the Plan.

1.4 Land to which the Plan applies

This Plan applies to all land within the City of Newcastle LGA shown on the Map (see **Figure 1**) including land within the Newcastle City Centre (see **Figure 2**).

1.5 Development to which this Plan applies

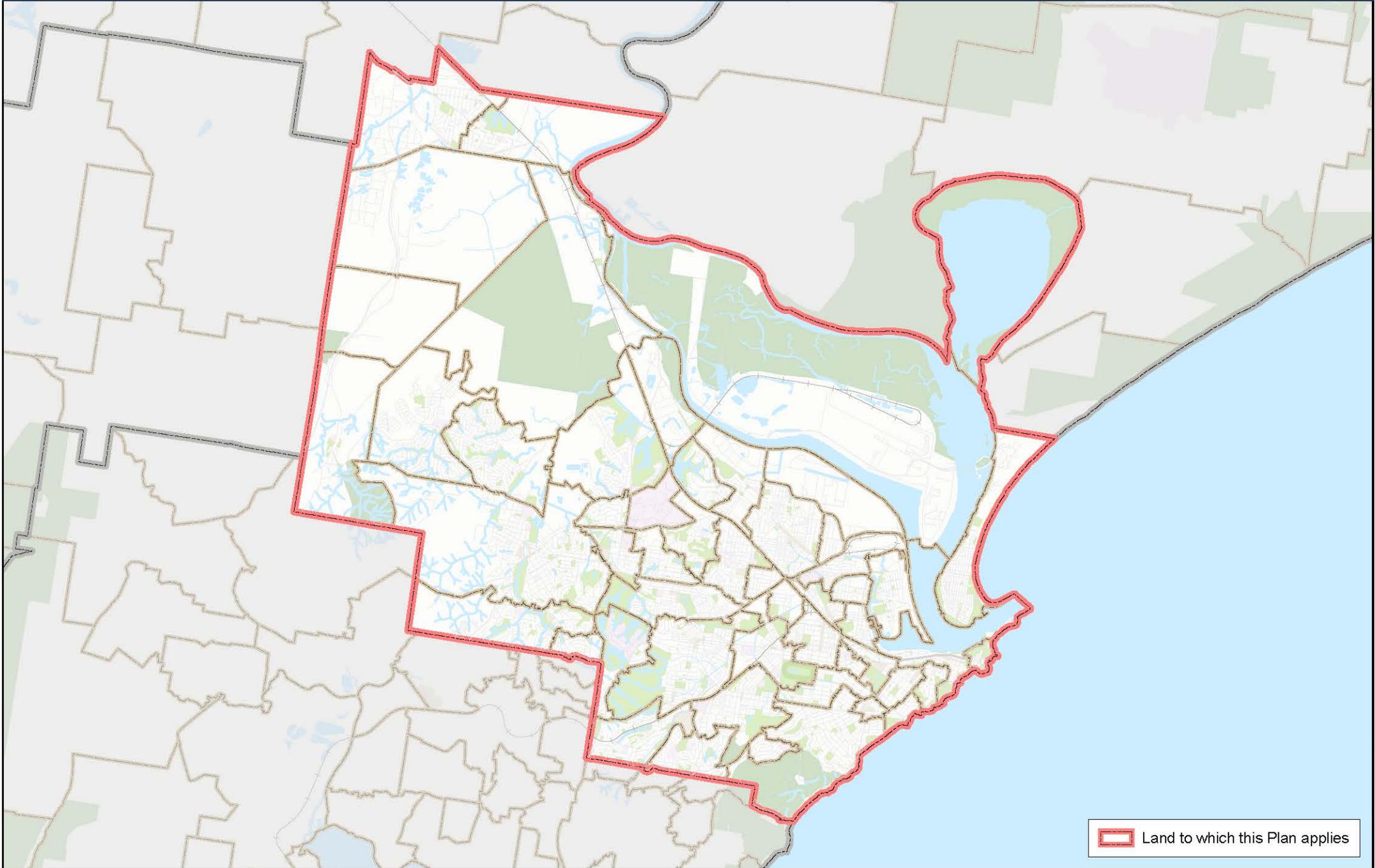
This Plan applies to:

- Non-residential development, including alterations and additions;
- Mixed residential and non-residential development where the residential component comprises less than 10% of the total gross floor area;
- Residential accommodation such as boarding houses, group homes, hostels, residential care facilities and student housing; and
- Alterations and additions to residential accommodation greater than \$200,000.

However, this Plan does not apply to development where the proposed cost of carrying out the development is \$100,000 or less or where an exemption is provided for by this Plan or by a prevailing Ministerial Direction (see **Section 1.6**).

Appendix F – Cost of Development Calculation details the manner in which the cost of carrying out development must be calculated.

Figure 1 - Land Application Map - City of Newcastle LGA



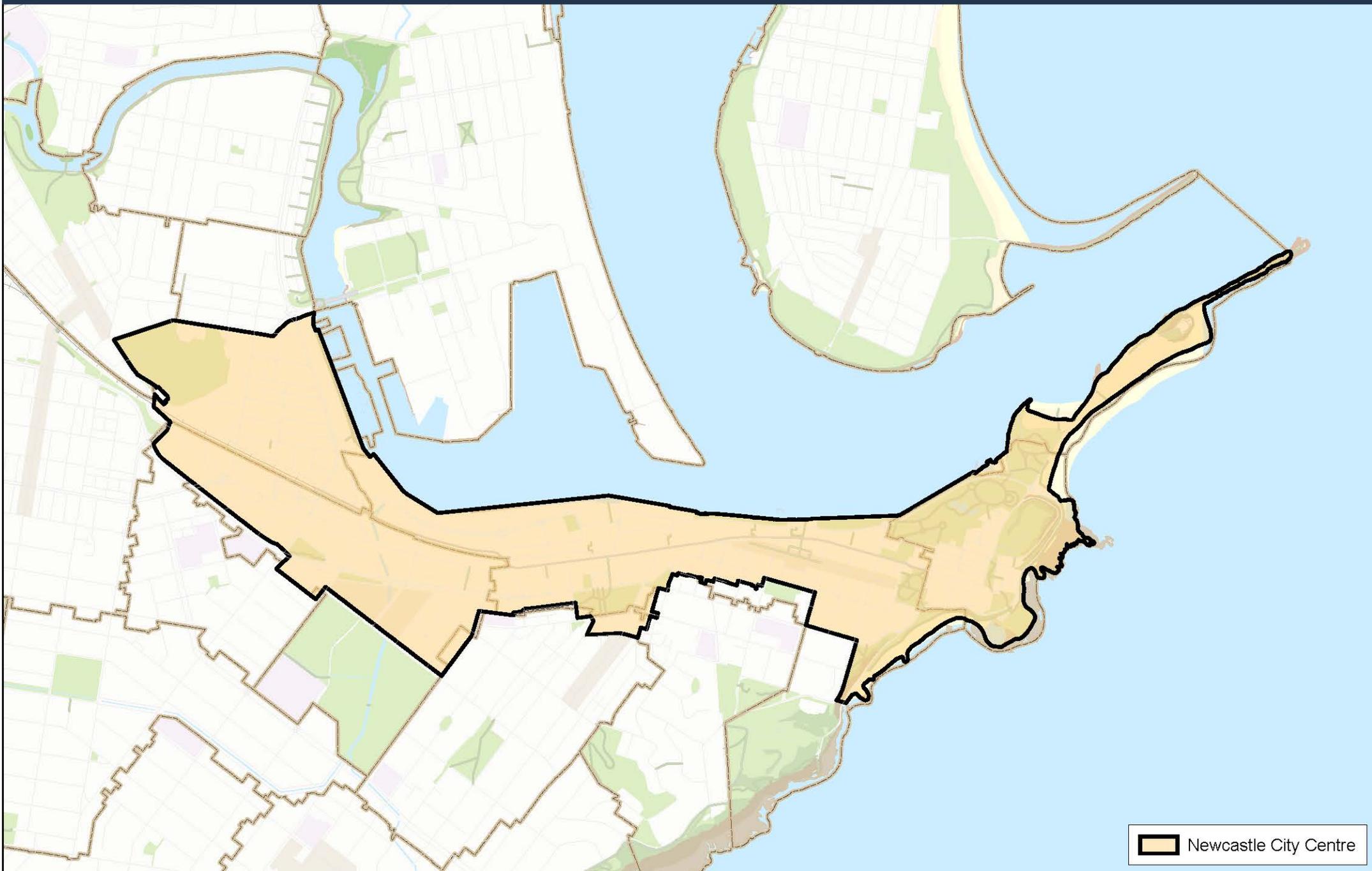
DISCLAIMER: Although great care has been taken in the preparation of these documents/maps, City of Newcastle makes no representation or warranty as to the accuracy or completeness of any information contained in them. City of Newcastle accepts no responsibility for any misprints, errors, omissions or inaccuracies in these documents/maps or for loss or damages resulting from reliance on any information provided

0 1.5 3 6
Kilometres

Scale: 1:120,000 at A4



Figure 2 - Land Application Map - Newcastle City Centre



DISCLAIMER: Although great care has been taken in the preparation of these documents/maps, City of Newcastle makes no representation or warranty as to the accuracy or completeness of any information contained in them. City of Newcastle accepts no responsibility for any misprints, errors, omissions or inaccuracies in these documents/maps or for loss or damages resulting from reliance on any information provided

0 0.25 0.5 1
Kilometres

Scale: 1:20,000 at A4



1 Introduction

1.6 Exemptions and Reductions

Council will provide an exemption from, or reduction to, contributions required by this Plan as follows:

1. When directed to do so by the [Minister](#). At the date of commencement of this Plan, the prevailing Directions included the following relevant to the Newcastle LGA:
 - No contributions for development undertaken by a 'social housing provider' for the purposes of 'seniors housing' as defined in *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*;
 - No contributions for an application determined by the City of Newcastle (or delegate) or accredited certifier for development on land within the 'Port of Newcastle Lease Area' as shown on the relevant Map within *State Environmental Planning Policy (Three Ports) 2013*;
 - No contribution for development that has been the subject of a condition requiring monetary contributions under a previous development consent relating to the subdivision of the land on which the development is to be carried out, unless that development will, or is likely to, increase the demand for public amenities or public services beyond the demand attributable to the initial subdivision.
2. No contribution in respect of development applications (or modifications thereto) made by or on behalf of the Council for infrastructure including, but not limited to, libraries, community facilities, child care facilities, recreational areas or facilities, waste resource facilities, car parks or the like;
3. No contribution for the cost of remediation and grouting of land affected by mine subsidence (NB: such costs will be excluded from the total cost of development where development involves works additional to remediation and grouting of land affected by mine subsidence);
4. No contribution where the Applicant is a charity demonstrated by submission of any of the following prior to determination of the application:
 - A Certificate of Registration with the Australian Charities and Not-for-Profit Commission; or
 - A Notice of Endorsement as a Deductible Gift Recipient, issued by the Australian Taxation Office (ATO); or
 - A Notice of Endorsement for Charity Tax Concessions, issued by the ATO.
5. No contribution for the following forms of residential accommodation (except alterations and additions which exceed \$200,000 or where such accommodation forms less than 10% of the total gross floor area of a mixed used development), although these forms of accommodation may attract a contribution under Council's s7.11 Contributions Plan:
 - Attached dwellings;
 - Dual occupancies;
 - Dwelling houses;
 - Multi dwelling housing;
 - Residential flat buildings;
 - Rural worker's dwellings;
 - Secondary dwellings
 - Semi-detached dwellings;
 - Seniors housing (except residential care facilities); and
 - Shop top housing.
6. No contribution for alterations and additions to residential accommodation where the cost of carrying out the development is equal to or less than \$200,000, unless that development creates additional dwelling units, in which case, a contribution under Council's s7.11 Contributions Plan may apply.

1 Introduction

Council does not apply discounts to the payment of development contributions unless otherwise stated in this Plan.

Appendix F – Cost of Development Calculation details how the cost of carrying out development must be calculated and excludes certain works such as the cost of providing affordable housing.

1.7 Operation Period of the Plan

The Plan is intended to cater for a planning period 2021 to 2036 with this period generally aligning with various NSW State Government and Council strategies and being within the horizon of residential and employment forecasts utilised by Council for planning and infrastructure purposes.

The Plan will be monitored and if necessary, the works schedule may be amended to account for infrastructure works that have been delivered or for which there has been a change in the estimated costs or timing.

1.8 Structure of this Plan

This Plan has three sections:

Section 1 – Introduction (this section), identifies the name of the Plan, its commencement date, the purpose, aims and objectives of the Plan, the land and forms of development to which the Plan applies and the Plan's relationship to other plans, reports and policies.

Section 2 – Administration and operation of the Plan, outlines the types of transport and social infrastructure addressed by the Plan, describes how and when contributions are to be made and provides details regarding the ongoing management of the Plan.

Section 3 – Forecast Development and Demand for Social Infrastructure, outlines the residential and employment generating development forecast to occur during the life of this Plan and the plans, strategies and other documents that have been drawn upon to compile the works schedule for this Plan.

The **Appendices** to this Plan include a Glossary which explains the meaning of words and terms used in this Plan, a Works Schedule, maps showing the location of facilities, pro-forma conditions for development consents and Complying Development Certificates, procedures for determining the cost of development and a list of References including the plans, policies and other information which support the contents of the Plan.

1.9 Glossary

The meanings of key words and terms used in this Plan are contained in the Glossary at **Appendix A**.

1.10 Relationship with other plans, reports and policies

If a contribution is required under the City of Newcastle Section 7.11 Development Contributions Plan 2021-2036 or the Section 7.11 Western Corridor Local Infrastructure Contribution Plan, a contribution will not be imposed under this Plan.

The Plan supplements the provisions of and should be read in conjunction with the Act and Regulation, the City of Newcastle's prevailing Local Environmental Plan, Development Control Plan and other relevant plans and policies adopted by Council.

1.11 Savings and transitional arrangements

If a development application or application for a Complying Development Certificate has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined in accordance with the provisions of this Plan.

1 Introduction

If a modification application pursuant to s4.55 or s4.56 of the Act has been made before the commencement of this Plan in relation to land to which this Plan applies and the application has not been finally determined before that commencement, the application must be determined in accordance with the contributions plan that applied at the date that the original development consent was granted.

2 Administration of the Plan

2.1 Scope of this Plan

Between 2021 and 2036, there is forecast to be approximately 23,740 additional residents in the City of Newcastle Local Government Area (LGA) accommodated within 11,520 private dwellings and other residential accommodation such as boarding houses, group homes, hostels, residential care facilities and student housing.

There is also estimated to be an increase in non-residential, employment-generating floor space over this 15-year period comprising approximately 78,500m² of retail floor space, approximately 212,500m² of other commercial floor space and approximately 121,000m² of industrial floor space.

This future development in the LGA will create a demand for new, enhanced or augmented transport and social infrastructure.

This Plan sets out the range of transport and social infrastructure considered necessary to cater for this demand and how development levied under this Plan will be required to contribute to the cost of this infrastructure.

2.2 Types of transport and social infrastructure addressed by this Plan

Under this Plan, Council will require development contributions for the following transport and social infrastructure:

- road, footpath and cycling infrastructure;
- traffic management facilities;
- public domain improvements including public art;
- public open space and associated landscaping;
- recreation facilities;
- libraries and resource materials;
- community centres and halls;
- cultural facilities; and
- administration of this Plan.

2.3 How will contributions be imposed?

In accordance with the Act, development contributions under this Plan will be imposed as a condition of development consent (see **Appendix D**) or as a condition on a Complying Development Certificate (see **Appendix E**).

2.4 How will the levy be calculated?

The levy will be determined on the basis of the percentage rate as set out in **Table E1** and calculated as follows:

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

Where:

%C is the percentage rate applicable.

\$C is the cost of carrying out the proposed development as agreed by Council at the date of determination.

The cost of carrying out the proposed development will be determined in accordance with clause 25J of the Regulation and as follows:

- for works less than or equal \$150,000, a Cost Estimate is required and may be prepared by the Applicant (based on a builders/suppliers quote or similar) or a suitably qualified person such as a licensed builder, registered architect, building professional or the like;

2 Administration of the Plan

- for works more than \$150,000 but less than \$3,000,000, a Cost Summary Report is required and must be prepared by a suitably qualified person;
- for works equal to or greater than \$3,000,000, a Detailed Cost Report is required and must be prepared by a Quantity Surveyor registered as a member of the Australian Institute of Quantity Surveyors.

Appendix F to this Plan provides further details in regard to calculating the cost of carrying out the development including a pro-forma Cost Summary Report and a pro-forma Detailed Cost Report.

Without limitation to the above, Council may review the estimated cost of carrying out the development 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 complying development certificate, subdivision certificate, construction certificate and/or occupation certificate will be issued until such time that the levy has been paid (see **Section 2.6**).

2.5 Methods of payment

In accordance with the Act, an obligation under this Plan to provide contributions toward transport and social infrastructure must be satisfied by payment of a monetary contribution.

Payment of contributions can be made online via credit card or at the counter via cheque, credit card, eftpos or any other means determined acceptable by Council from time to time.

Notwithstanding the above, an applicant may voluntarily offer to enter into a planning agreement with Council in connection with a development application, pursuant to Section 7.4 of the Act. Under a planning agreement, the applicant may offer to pay money, dedicate land, carry out works, or provide other material public benefits for public purposes. The applicant's provision under a planning agreement may be additional to or instead of making contributions provided for by the Act.

An applicant's offer to enter into a planning agreement, together with the draft agreement, will generally need to accompany the relevant development application or an application to modify the development consent. Council may also consider an offer to enter into a planning agreement where an applicant has sought a change to an environmental planning instrument (i.e. via a Planning Proposal).

Council will publicly notify the draft planning agreement and explanatory note relating to the draft agreement along with the relevant application and will consider the draft planning agreement as part of its assessment of the relevant application. If Council agrees to enter into the planning agreement, it may impose a condition of development consent requiring the agreement to be entered into and performed.

2.6 Timing of payments

A contribution must be paid to Council at the time specified in the condition of development consent that imposes the contribution. If no such time is specified, the contribution must be paid as follows, subject to any prevailing Ministerial Direction:

- In the case of subdivisions - prior to the issue of the Subdivision Certificate for each stage; or
- In the case of development involving building work – prior to the issue of the first Construction Certificate; or
- In the case of development that involves both subdivision and building work – prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first; or
- In the case of development that does not involve subdivision or building work – prior to occupation or issue of an Occupation Certificate, whichever occurs first; or
- In the case of Complying Development:
 - where works are proposed - prior to any works commencing;

2 Administration of the Plan

- where no works are proposed – prior to occupation or issue of an Occupation Certificate, whichever occurs first.

It is the responsibility of an accredited certifier to ensure that a condition is imposed on a complying development certificate in accordance with this Plan and that any monetary contributions have been paid to Council prior to issuing a Complying Development Certificate.

2.6.1 Deferred or periodic payments

Deferred payment of development contributions may be permitted in certain circumstances in accordance with the criteria outlined below:

- (a) an application for deferred payment or payment by instalments is to be made in writing to Council explaining the circumstances of the request;
- (a) the decision to allow deferred payment will be at the sole discretion of Council;
- (b) the timing or the manner of the provision of public facilities included in the works program will not be prejudiced;
- (c) the works project to which the request applies does not relate to public safety or health;
- (d) the amount of the contribution or outstanding balance is not less than \$5,000;
- (e) the maximum period of deferred payment of the contribution is two years from the standard payment date; and
- (f) the maximum period for payment by instalments is two years from the standard payment date;
- (g) deferred payments and payments by instalments are subject to indexation.

If Council decides to accept deferred payment or payment by instalments, Council will require the applicant to provide a bank guarantee with the following conditions:

- the Bank Guarantee(s) must be in Australian Dollars from a major Australian Trading Bank and in the name of City of Newcastle
- the Bank Guarantee(s) must have no end date, be unconditional and irrevocable, and be in favour of City of Newcastle
- the sum of the Bank Guarantee(s) will be the amount due to Council at the date of issue, plus an additional amount specified by Council to make provision for any anticipated indexation during the life of the Bank Guarantee until the estimated date of release;
- the bank unconditionally pays the guaranteed sum to Council if Council so demands in writing;
- the bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development;
- the bank's obligations are discharged when payment to Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required;
- where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution, indexation and other charges are paid;
- an administration fee may apply to utilise the bank guarantee option as stated in Council's Fees and Charges.

2.6.2 Construction certificates and the obligation of accredited certifiers

In accordance with the Act and the Regulation, a certifying authority must not issue a Construction Certificate or an Occupation Certificate, whichever is applicable under a development consent, unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

2 Administration of the Plan

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

The only exception to this requirement is where an alternate payment method has been agreed by Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

2.6.3 Complying development and the obligation of accredited certifiers

In accordance with the Section 7.21 of the Act, accredited certifiers must impose a condition on a Complying Development Certificate, requiring monetary contributions in accordance with this Plan.

The conditions imposed must be consistent with Council's standard condition for Complying Development Certificates (see **Appendix E**) and be strictly in accordance with this Plan. It is the professional responsibility of an accredited certifier to inform themselves of any amendments to this Plan, to accurately calculate the contribution and to apply the development contributions condition correctly in accordance with Council current consent condition requirements.

It is also the professional responsibility of an accredited certifier to ensure that any applicable monetary contributions have been paid to Council prior to authorising works to commence or occupation to occur.

2.7 Indexation of contributions

To ensure that the value of contributions is not eroded over time, the contributions stated in a development consent or Complying Development Certificate will be indexed at the time of payment.

In this circumstance, if the contribution is not paid within the same financial quarter as the date of the determination, the payment shall be indexed in accordance with the following formula:

$$\$C_{PY} = \frac{\$C_D \times CPI_{PY}}{CPI_{PC}}$$

Where:

\$C_{PY} is the amount of the contribution at the date of Payment.

\$C_D is the amount of the contribution at the date of Determination.

CPI_{PY} is the Consumer Price Index (Sydney – All Groups) (CPI) as published by the Australian Bureau of Statistics (ABS) for the financial quarter at the date of Payment.

CPI_D is the CPI (Sydney – All Groups) as published by the ABS for the financial quarter at the date of the Determination.

If the determination is not made within the same financial quarter as the date of the estimate of the cost of development, the cost of development shall also be indexed in accordance with the above methodology for the purposes of the contribution to be stated in the determination.

2.8 Accounting and management of funds

2.8.1 Accounting standards and contributions register

Accounting records and a contributions register for all development contributions made to Council under this Plan will be maintained and where required, published, in accordance with the Regulation.

2.8.2 Treatment of funds received prior to the commencement of this Plan

Funds levied and received under previous s7.12 plans will be used to deliver transport and social infrastructure under this Plan.

2 Administration of the Plan

2.8.3 Investment of funds

To maintain the time-value of monetary contributions received under this Plan, Council will invest these funds until the time of expenditure for transport and social infrastructure specified in this Plan.

Council will report all investment returns as part of its annual contributions accounts reporting and all investment returns will be retained within the development contributions accounts, to be used for the purpose for transport and social infrastructure specified in this Plan.

2.8.4 Pooling of contributions

Subject to any prevailing Ministerial Direction, this Plan expressly authorises monetary contributions received under this Plan, any previous plans and any other current s7.11 contributions plans to be pooled and applied (progressively or otherwise) for the purposes for which the contributions were made.

2.8.5 Other funding sources

Works proposed in this Plan represent infrastructure to be funded via a variety of sources. In some instances, the total cost of work is to be funded pursuant to the development contributions provisions of the Act. In other instances, the cost is to be borne by a combination of development contributions under this Plan, development contributions received under other contributions plans (including repealed contributions plans), and/or other funds.

Where relevant, the cost anticipated to be funded by this Plan does not include any grant funding. Should grant funding become available in the future, the works schedule in this Plan will be reviewed and the works schedule costs adjusted accordingly.

2.8.6 Delivery of Infrastructure in the Honeysuckle Foreshore Public Domain Area

Council has entered into a Deed of Agreement with the Hunter and Central Coast Development Corporation (HCCDC) whereby the HCCDC has agreed to deliver the transport and social infrastructure works nominated as “Honeysuckle Public Domain Works” in the Works Schedule at **Appendix B** on behalf of Council.

In return, Council will transfer 80% of the s7.12 development contributions received from development in the Honeysuckle Foreshore Public Domain Area (see **Figure 3**) to the HCCDC for the purposes of delivering this transport and social infrastructure.

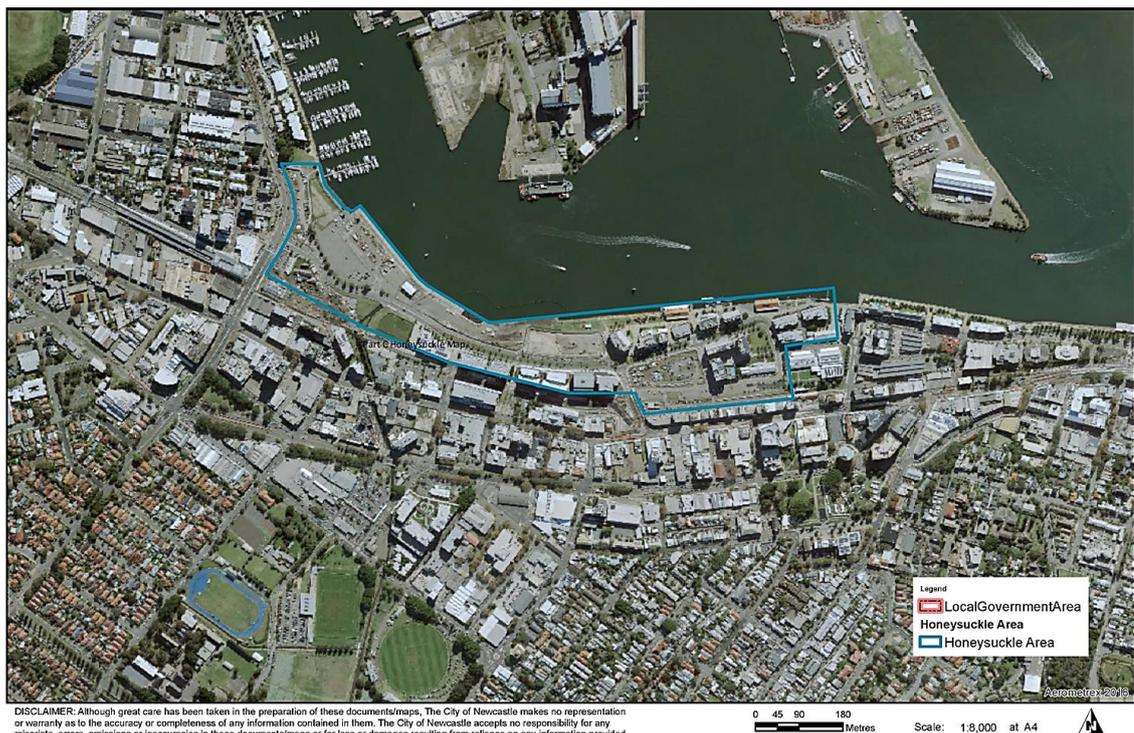


Figure 3 Land subject to the Deed of Agreement with the HCCDC

2 Administration of the Plan

2.8.7 Refunds

A request for a refund of monetary contributions paid to Council must be accompanied by either:

1. A modification application pursuant to s4.30, s4.55 or s4.56 of the Act, which seeks to amend/delete the contributions condition; or
2. Surrender of a development consent pursuant to s4.17 or s4.63 of the Act in the form required by cl97 of the Regulation.

Subject to other considerations required by s4.15 or s4.28 of the Act, Council may consider refunding monetary contributions paid pursuant to this Plan, where:

- the condition requiring payment of a monetary contribution was imposed in a manner that was not in accordance with the provisions of this Plan as it existed at the date of determination of the development application or complying development certificate;
- the cost of development used to calculate the monetary contribution stated in a condition is satisfactorily demonstrated to have changed. In this instance and notwithstanding the provisions under **Section 2.4** of this Plan, Council will require a Detailed Cost Report prepared by a Quantity Surveyor registered as a member of the Australian Institute of Quantity Surveyors. Council may obtain a peer review of the applicant's estimate of cost of development and may seek to recover the costs of any such review from the applicant. In addition, should the peer review result in an increase in the cost of development, Council may seek to impose a higher contribution and require payment of the residual amount;
- a modification application seeks the full or partial use of the development for a purpose that would qualify for a reduction or exemption (e.g. seniors housing by a social housing provider or affordable housing). In this instance, no reduction or refund will be granted unless Council is satisfied that the application has been assessed with regard to all relevant considerations applicable to that type of development and if appropriate, lawful additional conditions are imposed to require the development to be operated in such a manner that accords with the proposed use (e.g. affordable housing to be provided for a defined period of time, or housing to be provided by a social housing provider that is to be occupied by persons 55 and over or persons with a disability);

Refunds will not be considered where occupation/commencement of the approved development has occurred.

In assessing a request to refund monetary contributions, Council will consider whether it is in a financial position to do so, having regard to whether those funds have already been spent or committed for expenditure (e.g. a project has started and would be adversely impacted if the money contribution (in whole or in part) is refunded). Council may also have regard to whether it may be in a position to provide a refund in accordance with a payment schedule.

Furthermore, where a request for a refund is not as a consequence of an error on behalf of the consent authority, any refund will be exclusive of any interest that may have been earned on the contribution between the date of payment to the date of the refund.

2.8.8 Goods and services tax

At the date of preparing this Plan, monetary development contributions were exempt from the Federal Government Goods and Services Tax (GST).

However, if legislative changes (including Australian Tax Office tax rulings) determine otherwise, contributions in this Plan will be adjusted to include GST.

3 Forecast development and demand for transport and social infrastructure

3.1 Strategic Context

3.1.1 Hunter Regional Plan 2036

The Hunter Regional Plan 2036 was finalised in October 2016 and is a 20-year plan to guide the NSW Government's planning priorities and decisions for the Hunter Region and provide a framework for more detailed land use and infrastructure planning and funding. The following summarises key aspects of the plan as they relate to the Newcastle LGA and this Plan:

- The resident population of 'Greater Newcastle' (comprising the urban areas of the LGAs of Newcastle, Lake Macquarie, Port Stephens, Cessnock and Maitland) is expected to grow by approximately 125,000 people in 50,000 dwellings between 2016 and 2036. The Newcastle LGA will account for 33,300 of these new residents in 16,800 dwellings with 6,000 new dwellings within the Newcastle City Centre;
- Approximately 48,000 additional jobs will be required from 2016 to 2036, with 17,964 new jobs in the Newcastle LGA and 8,000 of these within the Newcastle City Centre;
- New jobs will also be created by expansion of the University of Newcastle in the Newcastle City Centre and Callaghan campus, associated with the John Hunter Hospital and around the Port of Newcastle;
- The new public transport gateway at Wickham will generate growth;
- The existing network of on and off-road cycling and walking trails is to be expanded including providing enhanced access to natural areas.

3.1.2 Local Strategic Planning Statement

The City of Newcastle Local Strategic Planning Statement (LSPS) was adopted by Council in May 2020 and provides the direction for land use planning for the Newcastle LGA for the 20 year period from 2020 to 2040.

The LSPS outlines that between 2016 and 2040, the residential population is expected to grow by approximately 38,000 persons, a 23% increase over the 2016 resident population.

In addition, there is estimated to be an additional 36,331 new jobs over this period, being a 35% increase over the 2016 workforce population.

3.2 Forecast Development

The Hunter Regional Plan 2036 and the LSPS provide the high level context for future growth in the Newcastle LGA although Council has the benefit of more detailed residential forecasts prepared by .id Consulting Pty Ltd (2020) and employment forecasts within the Newcastle Employment Lands Strategy prepared by SGS Economics and Planning (2019).

The forecasts provide for the following additional development within the LGA between 2021 and 2036, being the planning period for this Plan.

- 23,740 additional residents within 11,520 private dwellings and other accommodation such as boarding houses, group homes, hostels, residential care facilities and student housing;
- 78,500m² of retail floor space;
- 212,500m² of other (non-retail) commercial floor space; and
- 121,000m² of industrial floor space.

3 Forecast development and demand for transport and social infrastructure

3.3 Demand for public facilities and services

The increased usage of and demand for new transport and social infrastructure as a consequence of the forecast additional development will in most cases, exceed the capacity of existing public facilities in the LGA and therefore, it will be necessary for new and embellished transport and social infrastructure to be provided to cater for the anticipated demand of future development.

For the purposes of this Plan, Council has drawn upon a variety of strategies and plans which set out the transport and social infrastructure requirements of the future population, including, but not limited to the following:

- The Library Strategy 2019-2029;
- Parkland and Recreation Strategy (2014);
- Dogs in Open Space Plan (2019);
- Strategic Sports Plan (2020);
- Cathedral Park Masterplan (2012);
- Draft Gregson Park Masterplan (2021);
- Carrington Greenspace Masterplan (2020);
- Stevenson Park Masterplan (2019);
- Foreshore Plan of Management 2015
- National Park Plan of Management (2012);
- Cycling Plan 2021-2030 (2021);
- Fern Bay and North Stockton Strategy (2020);
- Stockton Public Domain Plan and Traffic Plan (2017);
- South Stockton Reserves Public Domain Plan (2012);
- Wickham Master Plan (2017);
- Beresfield Local Centre Public Domain Plan and Traffic Plan (2017);
- Bathers Way Public Domain Plan (2016);
- Merewether Beach Reserves Public Domain Plan (2015); and
- The Newcastle Smart City Strategy (2017-2021).

In addition to transport and social infrastructure projects specifically identified in these documents, this Plan includes other projects which align with the Planning Priorities in the LSPS, Employment Lands Strategy and Local Housing Strategy.

Appendix A - Glossary

Terms used in this Plan have the following meanings except where the meaning of a term is inconsistent with the Act or the *Standard Instrument—Principal Local Environmental Plan (SILEP)*, in which case the definition in the Act or SILEP will prevail:

“**ABS**” means the Australian Bureau of Statistics.

“**Act**” means the *Environmental Planning and Assessment Act 1979*.

“**affordable housing**” means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

“**applicant**” means the person(s) or organisation(s) submitting a development application.

“**ATO**” means the Australian Taxation Office.

“**Consumer Price Index (CPI)**” is a standard measure of price movements published by the Australian Bureau of Statistics.

“**contribution**” means the same as “**development contribution**”;

“**contributions plan**” means a contributions plan referred to in the Act.

“**Council**” means the Newcastle City Council

“**DCP**” means a Development Control Plan adopted by Council under the Act.

“**development**” has the meaning under Section 4 of the Act which in relation to land means:

- (a) the use of land; and
- (b) the subdivision of land; and
- (c) the erection of a building; and
- (d) the carrying out of a work; and
- (e) the demolition of a building or work; and
- (f) any other act, matter or thing that may be controlled by an environmental planning instrument.

“**development consent**” means consent under Part 4 of the Act to carry out development and includes, unless expressly excluded, a complying development certificate.

“**development contribution**” means the making of a monetary contribution, dedication of land or the providing of a material public benefit (including a work-in-kind), or any combination of these as referred to in the Act for the provision of transport and social infrastructure;

“**dwelling**” means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile;

“**dwelling house**” means a building containing only one dwelling;

“**GFA**” means the same as gross floor area.

“**gross floor area**” means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:

Appendix A - Glossary

- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

“**LEP**” means a Local Environmental Plan made by the Minister under the Act.

“**LGA**” means Local Government Area.

“**material public benefit**” means a facility or work which is offered by a developer as a finished entity either in return for a reduction in the amount of monetary contributions required for the same category of contribution or as an additional or partial additional benefit under a Planning Agreement;

“**Minister**” means the Minister administering the *Environmental Planning and Assessment Act 1979*.

“**Ministerial Direction**” means a Direction by the Minister pursuant to Section 7.9 or Section 7.17 of the Act.

“**planning agreement**” means a planning agreement referred to in the Act.

“**public infrastructure**” means:

- (a) public amenities and public services, and
 - (b) affordable housing, and
 - (c) transport infrastructure,
- but does not include water supply or sewerage services.

“**Regulation**” means the *Environmental Planning and Assessment Regulation 2000*.

“**Residential accommodation**” means a building or place used predominantly as a place of residence, including:

- Attached dwellings;
- Boarding houses;
- Dual occupancies;
- Dwelling houses;
- Group homes;
- Hostels;
- Multi dwelling housing;
- Residential flat buildings;
- Rural worker’s dwellings;
- Secondary dwellings
- Semi-detached dwellings;
- Seniors housing; and
- Shop top housing;

but does not include tourist and visitor accommodation or caravan parks.

Appendix A - Glossary

“**seniors housing**” means a building or place that is:

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of [State Environmental Planning Policy \(Housing for Seniors or People with a Disability\) 2004](#), or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),

and that is, or is intended to be, used permanently for:

- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place,

but does not include a hospital;

“**SILEP**” means the *Standard Instrument—Principal Local Environmental Plan*.

“**social housing provider**” means a social housing provider as defined by *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* which, at the date of adoption of this Plan included:

- (k) the New South Wales Land and Housing Corporation,
- (l) the Department of Housing,
- (m) a community housing organisation registered with the Office of Community Housing of the Department of Housing,
- (n) the Aboriginal Housing Office,
- (o) a registered Aboriginal housing organisation within the meaning of the [Aboriginal Housing Act 1998](#),
- (p) the Department of Ageing, Disability and Home Care,
- (q) a local government authority that provides affordable housing,
- (r) a not-for-profit organisation that is a direct provider of rental housing to tenants.

“**student housing**” means a building that:

- provides accommodation and communal facilities principally for students enrolled to study at an education establishment during teaching periods; and
- may incorporate some fully self-contained dwellings.

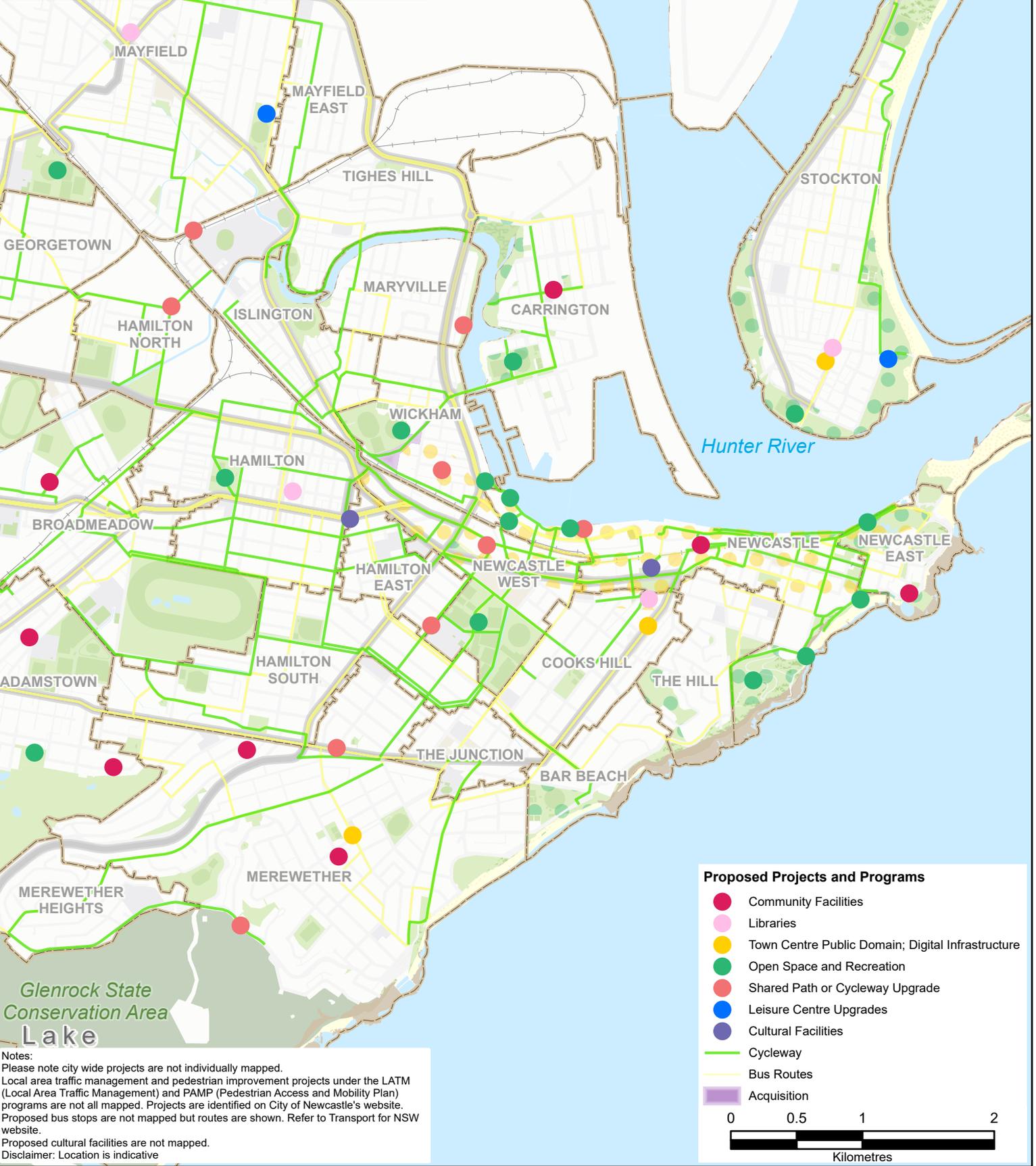
“**transport and social infrastructure**” means public amenities and public services, but does not include water supply or sewerage services.

“**work-in-kind**” means the carrying out of work which is identified in the costed works schedule which form part of this Plan in return for a reduction in the amount of monetary contributions (but not a reduction in the total quantum of contributions) required for the same category of contribution.

Appendix B – Works Schedule

Facility Ref	Description	Total Facility Cost	Cost anticipated to be funded by this Plan
s7.12-001	Cycleway network	\$103,103,100	\$8,439,858
s7.12-002	Pedestrian accessibility and mobility network	\$52,500,000	\$4,297,567
s7.12-003	Local Area Traffic Management works	\$30,000,000	\$2,455,753
s7.12-004	Bus shelters	\$3,000,000	\$245,575
s7.12-005	Town Centres Public Domain improvements	\$56,855,572	\$4,654,108
s7.12-006	Digital infrastructure	\$13,500,000	\$1,105,089
s7.12-007	Leisure Centre Infrastructure	\$56,000,000	\$4,584,072
s7.12-008	Open Space and recreation facilities embellishment	\$6,336,000	\$518,655
s7.12-009	Libraries embellishment	\$16,607,580	\$1,359,470
s7.12-010	Community space embellishment	\$17,736,420	\$1,451,875
s7.12-011	Cultural spaces embellishment	\$9,234,200	\$755,897
Honeysuckle Public Domain Works			
s7.12-012	Honeysuckle Foreshore - Tree of Knowledge Park Stage 2	\$6,000,000	\$491,151
s7.12-013	Honeysuckle Foreshore - Waterfront promenade	\$5,500,000	\$450,221
s7.12-014	Honeysuckle Foreshore - Cottage Creek naturalisation and open space	\$10,900,000	\$892,257
s7.12-015	Honeysuckle Foreshore - Cottage Creek bridge replacement	\$1,400,000	\$114,602
s7.12-016	Honeysuckle Foreshore - Worth Place Park West	\$5,300,000	\$433,850
TOTAL		\$393,972,872	\$32,250,000

Appendix C – Maps of Infrastructure Locations

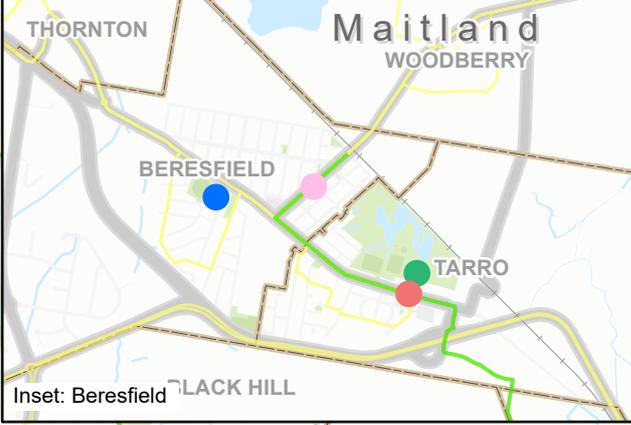
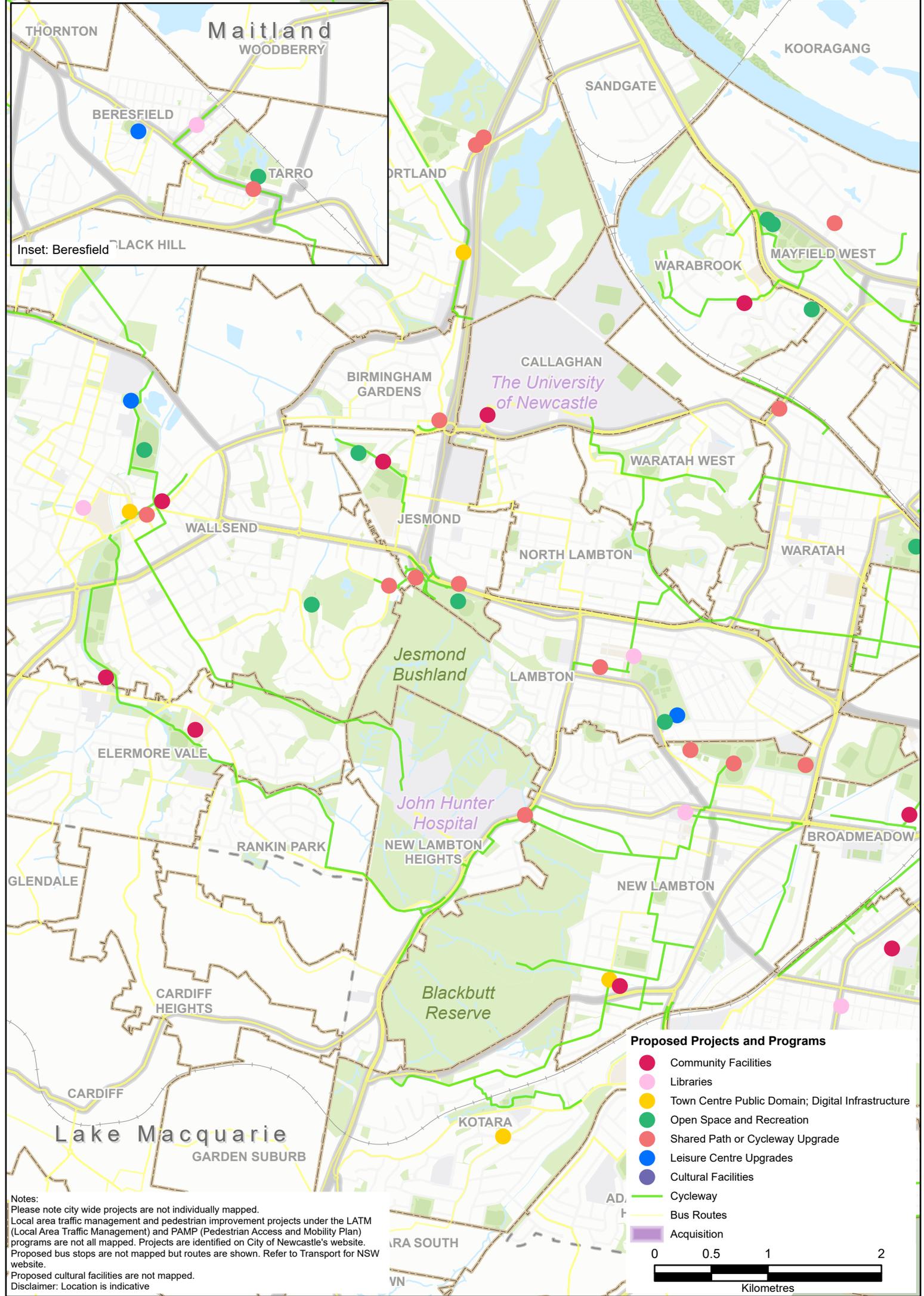


Proposed Projects and Programs

- Community Facilities
- Libraries
- Town Centre Public Domain; Digital Infrastructure
- Open Space and Recreation
- Shared Path or Cycleway Upgrade
- Leisure Centre Upgrades
- Cultural Facilities
- Cycleway
- Bus Routes
- Acquisition

0 0.5 1 2
 Kilometres

Notes:
 Please note city wide projects are not individually mapped.
 Local area traffic management and pedestrian improvement projects under the LATM (Local Area Traffic Management) and PAMP (Pedestrian Access and Mobility Plan) programs are not all mapped. Projects are identified on City of Newcastle's website.
 Proposed bus stops are not mapped but routes are shown. Refer to Transport for NSW website.
 Proposed cultural facilities are not mapped.
 Disclaimer: Location is indicative



Notes:
 Please note city wide projects are not individually mapped.
 Local area traffic management and pedestrian improvement projects under the LATM (Local Area Traffic Management) and PAMP (Pedestrian Access and Mobility Plan) programs are not all mapped. Projects are identified on City of Newcastle's website.
 Proposed bus stops are not mapped but routes are shown. Refer to Transport for NSW website.
 Proposed cultural facilities are not mapped.
 Disclaimer: Location is indicative

Proposed Projects and Programs

- Community Facilities
- Libraries
- Town Centre Public Domain; Digital Infrastructure
- Open Space and Recreation
- Shared Path or Cycleway Upgrade
- Leisure Centre Upgrades
- Cultural Facilities
- Cycleway
- Bus Routes
- Acquisition

0 0.5 1 2
 Kilometres

Appendix D – Pro forma Condition of Consent

- (a) In accordance with Section 4.17(1) of the *Environmental Planning and Assessment Act 1979* and the City of Newcastle Section 7.12 Development Contributions Plan (the Plan), a monetary contribution of **#[INSERT FIGURE]** shall be paid to Council for the purposes of the provision, extension or augmentation of transport and social infrastructure.
- (b) If the contribution is not paid within the financial quarter that this consent is granted, the contribution payable will be adjusted in accordance with the provisions of the Plan and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment in the following manner:

$$\mathbf{\$C_{PY}} = \frac{\mathbf{\$C_{DC} \times CPI_{PY}}}{\mathbf{CPI_{DC}}}$$

Where:

- \$C_{PY}** is the amount of the contribution at the date of Payment
- \$C_{DC}** is the amount of the contribution as set out in this development consent
- CPI_{PY}** is the latest release of the Consumer Price Index (Sydney – All Groups) at the date of Payment as published by the ABS.
- CPI_{DC}** is the Consumer Price Index (Sydney – All Groups) for the financial quarter at the date of this development consent.

- (c) Subject to prevailing Ministerial Directions, the monetary contribution shall be paid to Council:
- (i) prior to the issue of the Subdivision Certificate where the development is for subdivision; or
 - (ii) prior to the issue of the first Construction Certificate where the development is for building work; or
 - (iii) prior to issue of the Subdivision Certificate or first Construction Certificate, whichever occurs first, where the development involves both subdivision and building work; or
 - (iv) prior to the works commencing where the development does not require a Construction Certificate or Subdivision Certificate.

It is the professional responsibility of the Principal Certifying Authority to ensure that the monetary contribution has been paid to Council in accordance with the above timeframes.

Council's Plan may be viewed at www.newcastle.nsw.gov.au or a copy may be inspected at Council's Administration Centre during normal business hours.

Appendix E – Pro forma CDC Condition

- (a) In accordance with Section 4.28(6) of the *Environmental Planning and Assessment Act 1979* and the City of Newcastle Section 7.12 Development Contributions Plan (the Plan), a monetary contribution of **\$(INSERT FIGURE)** shall be paid to Council for the purposes of the provision, extension or augmentation of transport and social infrastructure.
- (b) If the contribution is not paid within the financial quarter that this complying development certificate is granted, the contribution payable will be adjusted in accordance with the provisions of the Plan and the amount payable will be calculated on the basis of the contribution rates applicable at the time of payment in the following manner:

$$\mathbf{\$C_{PY}} = \frac{\mathbf{\$C_{CDC} \times CPI_{PY}}}{\mathbf{CPI_{CDC}}}$$

Where:

\$C_{PY} is the amount of the contribution at the date of Payment.

\$C_{CDC} is the amount of the contribution as set out in this Complying Development Certificate.

CPI_{PY} is the latest release of the Consumer Price Index (Sydney – All Groups) at the date of Payment as published by the ABS.

CPI_{CDC} is the Consumer Price Index (Sydney – All Groups) for the financial quarter at the date of this Complying Development Certificate.

- (c) Subject to prevailing Ministerial Directions, the monetary contribution shall be paid to Council:
- (i) prior to the works commencing where the development requires building works;
 - (ii) prior to occupation or the issue of an occupation certificate, whichever occurs first, where no works are required.

It is the professional responsibility of an accredited certifier to ensure that the monetary contribution has been paid to Council prior to authorising works to commence.

Council's Plan may be viewed at www.newcastle.nsw.gov.au or a copy may be inspected at Council's Administration Centre during normal business hours.

Appendix F – Cost of Development Calculation

A genuine estimate of the cost of carrying out the proposed development is required to be submitted to allow Council to determine the contribution that will be required. The following should be provided:

- for works less than or equal to \$150,000, a **Cost Estimate** is required and may be prepared by the Applicant (based on a builders/suppliers quote or similar) or a by a suitably qualified person such as a licensed builder, registered architect, building professional or the like;
- for works more than \$150,000 but less than \$3,000,000, a **Cost Summary Report** is required and must be prepared by a suitably qualified person;
- for works equal to or greater than \$3,000,000, a **Detailed Cost Report** is required and must be prepared by a Quantity Surveyor registered as a member of the Australian Institute of Quantity Surveyors.

To avoid doubt, at the date of commencement of this Plan, Clause 25J of the *Environmental Planning and Assessment Regulation 2000* provides:

- “(1) The proposed cost of carrying out development is to be determined by the consent authority, for the purpose of a section 7.12 levy, 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-*
- (a) 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,*
 - (b) 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,*
 - (c) 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.*
- (2) For the purpose of determining the proposed cost of carrying out development, a consent authority may have regard to an estimate of the proposed cost of carrying out the development prepared by a person, or a person of a class, approved by the consent authority to provide such estimates.*
- (3) The following costs and expenses are not to be included in any estimate or determination of the proposed cost of carrying out development—*
- (a) the cost of the land on which the development is to be carried out,*
 - (b) the costs of any repairs to any building or works on the land that are to be retained in connection with the development,*
 - (c) the costs associated with marketing or financing the development (including interest on any loans),*
 - (d) the costs associated with legal work carried out or to be carried out in connection with the development,*
 - (e) project management costs associated with the development,*
 - (f) the cost of building insurance in respect of the development,*
 - (g) the costs of fittings and furnishings, including any refitting or refurbishing, associated with the development (except where the development involves an enlargement, expansion or intensification of a current use of land),*
 - (h) the costs of commercial stock inventory,*
 - (i) any taxes, levies or charges (other than GST) paid or payable in connection with the development by or under any law,*
 - (j) the costs of enabling access by disabled persons in respect of the development,*
 - (k) the costs of energy and water efficiency measures associated with the development,*
 - (l) the cost of any development that is provided as affordable housing,*
 - (m) the costs of any development that is the adaptive reuse of a heritage item.*
- (4) The proposed cost of carrying out development may be adjusted before payment, in accordance with a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan (such as a Consumer Price Index) between the date the proposed cost was determined by the consent authority and the date the levy is required to be paid.”*

Appendix F – Cost of Development Calculation

Cost Summary Report*

[Development Cost of more than \$150,00 but less than \$3,000,000]

* Prepared by a licensed builder, registered architect, building professional or the like.

DEVELOPMENT APPLICATION No.	<input type="text"/>	REFERENCE:	<input type="text"/>
COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.			<input type="text"/>
CONSTRUCTION CERTIFICATE No.	<input type="text"/>	DATE:	<input type="text"/>

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	\$

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:

Appendix F – Cost of Development Calculation

Detailed Cost Report*

[Cost of Development equal to or greater than \$3,000,000]

* Prepared by a Quantity Surveyor registered as a member of the Australian Institute of Quantity Surveyors

DEVELOPMENT APPLICATION No.	<input type="text"/>	REFERENCE:	<input type="text"/>
COMPLYING DEVELOPMENT CERTIFICATE APPLICATION No.			<input type="text"/>
CONSTRUCTION CERTIFICATE No.	<input type="text"/>	DATE:	<input type="text"/>

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	\$		

ESTIMATE DETAILS:

Professional Fees	\$	Excavation	\$
% of Development Cost	%	Cost per m ² of site area	\$/m ²
% of Construction Cost	%	Car Park	\$
Demolition and Site Preparation	\$	Cost per m² of site area	\$/m²
Cost per m ² of site area	\$/m ²	Cost per space	\$/space
Construction – Commercial	\$	Fit-out – Commercial	\$
Cost per m ² of commercial area	\$/m ²	Cost per m ² of commercial area	\$/m ²
Construction – Residential	\$	Fit-out – Residential	\$
Cost per m ² of residential area	\$/m ²	Cost per m ² of residential area	\$/m ²
Construction – Retail	\$	Fit-out – Retail	\$
Cost per m ² 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 25J of the *Environmental Planning and Assessment Regulation 2000* at current prices.
- included GST in the calculation of development cost.
- 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:

Appendix G – References

The following legislation, plans and policies, studies, technical guides and other information have been used to formulate the contents of the Plan:

- Australian Bureau of Statistics (2016). Census Data
- City of Newcastle (2012a). Cathedral Park Masterplan
- City of Newcastle (2012b). National Park Plan of Management
- City of Newcastle (2012c). Newcastle Development Control Plan 2012
- City of Newcastle (2012d). South Stockton Reserves Public Domain Plan
- City of Newcastle (2014). Parkland and Recreation Strategy (reviewed 2017)
- City of Newcastle (2015a). Foreshore Plan of Management 2015
- City of Newcastle (2015b). Merewether Beach Reserves Public Domain Plan
- City of Newcastle (2016). Bathers Way Public Domain Plan
- City of Newcastle (2017a). Beresfield Local Centre Public Domain Plan and Traffic Plan
- City of Newcastle (2017b). Smart City Strategy
- City of Newcastle (2017c). Stockton Public Domain Plan and Traffic Plan
- City of Newcastle (2017d). Wickham Master Plan
- City of Newcastle (2019a). Dogs in Open Space Plan
- City of Newcastle (2019b). The Library Strategy
- City of Newcastle (2019c). Stevenson Park Masterplan
- City of Newcastle (2020a). Carrington Greenspace Masterplan
- City of Newcastle (2020b). Fern Bay and North Stockton Strategy
- City of Newcastle (2020c). Local Strategic Planning Statement
- City of Newcastle (2020d). Newcastle Cycling Plan
- City of Newcastle (2020e). Newcastle Local Housing Strategy (updated 2021)
- City of Newcastle (2020f). Strategic Sports Plan
- City of Newcastle (2021). Draft Gregson Park Masterplan
- Department of Planning (2005). Development Contributions Practice Notes
- Department of Planning (2009). Draft Local Development Contributions Guidelines
- Department of Planning, Infrastructure and Environment (2016). Hunter Regional Plan 2036
- Department of Urban Affairs & Planning (1997). The Section 94 Contributions Manual
- Environmental Planning and Assessment Act 1979*
- Environmental Planning and Assessment Regulation 2000*
- .id Consulting Pty Ltd (2020). City of Newcastle Forecasts, <http://forecast.id.com.au/newcastle>
- Newcastle Local Environmental Plan 2012*
- SGS Economics & Planning (2019). Newcastle Employment Lands Strategy

