

Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019

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City of
Newcastle

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Section 1 Administration and Operation of the Plan

This Plan has been prepared to determine the Section 7.12 local infrastructure levy that applies and what public facilities are to be funded by the levy.

Levies paid to City of Newcastle (CN) will be applied towards meeting the cost of new and upgraded local infrastructure. This Plan provides a summary of new and upgraded public facilities which will be provided by CN and Hunter Central Coast Development Corporation over the coming years, as well as the estimated cost and timing. The timing of projects listed in the plan is indicative only and is dependent upon the level of funds collected and other specific requirements of the projects.

1 Name of the Plan

Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019

2 Where does this plan apply?

This plan applies to all land within the Newcastle local government area. See Figure 1.

3 What is the purpose of the contributions plan?

- To authorise the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to section 7.12 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.
- To publicly identify the purposes for which the levies are required.
- To govern the application of money paid to Council under a condition authorised by this plan

4 When does this contributions plan commence?

This Local Infrastructure Contributions Plan takes effect from the date specified within the public notice pursuant to clause 31(4) of the *Environmental Planning and Assessment Regulation 2000*.

5 Relationship with other contributions plans

This Plan repeals any previous Section 94A and 7.12 Plans applying in the Newcastle local government area.

6 What does Section 7.12 of the Environmental Planning and Assessment Act provide?

Section 7.12 of the Act provides that a consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development. The money required to be paid by a condition imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan.

7 What development is exempt from the Levy?

Conditions authorised by this Plan are subject to any direction given by the Minister of the Department of Planning and Environment under Section 7.17 of the Act. This Plan authorises the imposition of conditions in accordance with any such direction. Under Section 7.17 the Minister has directed Council to exempt development from a levy under this Plan as follows:

- Where the proposed cost of carrying out the development is \$100,000 or less.
- If a development contribution under Section 7.11 of the *Environmental Planning and Assessment Act 1979* has been required in respect of the subdivision of land (*initial subdivision*), a levy under Section 7.12 of that Act may not be required in respect of any other development on the land, unless that other development will, or is likely to, increase the demand for public amenities or public services beyond the increase in demand attributable to the initial subdivision.
- Seniors Housing under State Environmental Planning Policy Seniors Housing 2004 provided by a Social Housing Provider.
- Within the Port of Newcastle Lease Area shown on the State Environmental Planning Policy (Three Ports) 2013 Lease Area Map.

Council also does not impose a Section 7.12 levy on the following:

- Development for the purpose of a single dwelling on a single allotment. This exemption does not apply to the redevelopment of Fort Wallace, North Stockton.
- Development for the purpose of alterations and additions to existing dwellings.
- Development ordinarily incidental or ancillary to the use of a dwelling, such as swimming pools, garages, sheds, tree applications and the like.
- The remediation and grouting of land affected by mine subsidence.
- Alterations, fit outs or refurbishment of an existing development, where there is no enlargement, expansion, increase in floor area or intensification of the current land use.
- An application on or behalf of Council for community infrastructure, such as but not limited to libraries, community facilities, recreation areas, recreation facilities and car parks.
- An application by a NSW government department to enable development defined as an 'Infrastructure Facility' under State Environmental Planning Policy (infrastructure) 2007.
- An application for demolition (where there is no replacement building or development).
- Any other development for which Council considers an exemption warranted, where a decision is made by the elected Council.

Where an applicant would like to apply for an exemption to the payment of a Section 7.12 Levy, they are required to submit to Council at development assessment stage, an application for an exemption giving reasons and providing any necessary evidence for the exemption.

8 Council may require payment of the levy as a condition of development consent

This Plan authorises the Council to grant consent to development to which this Plan applies subject to a condition requiring the applicant to pay to the Council a levy of the proposed cost of the development, provided that the Council does not also impose on the consent a condition pursuant to Section 7.11 of the Act.

9 Obligations of certifying authorities

To the extent that this Plan applies to development that is the subject of an application for a Complying Development Certificate, if a Complying Development Certificate is issued, this Plan requires a certifying authority to include a condition requiring the applicant to pay to the Council a percentage levy of the proposed cost of carrying out the development, as specified in this Plan.

The condition is to include a requirement that payment of the levy is to be made to Council no later than the time that Council is given notice of an intention to commence work, as required within the *Environmental Planning and Assessment Act 1979* (NSW).

10 Determining the proposed cost of carrying out a development

Section 7.12 levies are calculated as a percentage of the cost of development. Clause 25J of the Environmental Planning and Assessment Regulation 2000 sets out how the proposed cost of carrying out development is to be determined as follows:

25J Section 7.12 levy - determination of proposed cost of development

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.

11 Cost Summary Report must accompany development application or complying development certificate

Where a section 7.12 levy is required under this plan in relation to a DA or application for a complying development certificate, the application is to be accompanied by a Cost Summary Report prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

12 Who may provide a Cost Summary Report

The persons approved by the Council to provide an estimate of the proposed cost of carrying out development:

- where the applicant's estimate of the proposed cost of carrying out the development is less than \$750,000 – any building industry professional; or
- where the proposed cost of carrying out the development is \$750,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

Sample Cost Summary reports are available on City of Newcastle's website.

13 How is the proposed cost of carrying out development indexed?

Pursuant to clause 25J(4) of the Regulation, the proposed cost of carrying out development is to be indexed before payment to reflect any increase in the Consumer Price Index - Weighted Average of Eight Capital Cities the date the proposed cost was determined by the Council and the date the levy is required to be paid.

The formula governing indexation of the proposed cost of carrying out development is as follows:

$$\text{IDC} = \text{ODC} \times \text{CP2/CP1}$$

Where:

IDC = indexed development cost

ODC = original development cost estimated by the Council

CP2 = Consumer Price Index All Group Index Number for Sydney at the time a levy is paid

CP1 = Consumer Price Index All Group Index Number for Sydney at the date the original development cost was estimated by the Council.

If in the event the CPI at the time of the review is less than the previous CPI the indexed rates will remain the same.

14 Pooling of levies

This Plan authorises money obtained from levies paid in respect of different developments to be pooled and applied by Council progressively towards the public facilities listed in Part A and Part B of the Plan.

15 Construction Certificates and the obligations of accredited certifiers

In accordance with Clause 146 of the *Environmental Planning and Assessment 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.

A private accredited certifier who issues a construction certificate for building work or subdivision work is to ensure that the applicant provides a receipt(s) confirming that required levies have been fully paid and copies of such receipts are to be included with the information required to be provided to Council in accordance with Clause 142(2) of the *Environmental Planning and Assessment Regulation 2000* (NSW).

16 What is Council's policy on the deferred or periodic payment of levies?

Deferred or periodic payments may be permitted in the following circumstances:

- deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program
- in other circumstances considered reasonable by Council.

For a deferred or periodic payment to be considered, the applicant must satisfy to Council that:

- there are valid reasons for deferred or periodic payment
- no prejudice will be caused to the community deriving benefit from the services being provided under this plan
- no prejudice will be caused to the efficiency and operation of this development contribution plan.

If Council decides to accept deferred or periodic payment, Council may require the applicant to provide a bank guarantee for the full amount of the contribution or the outstanding balance on condition that:

- a) The bank guarantee be issued by an Australian bank or a bank in Australia for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest.
- b) Any charges associated with establishing or operating the bank security are payable by the applicant.
- c) The bank guarantee must carry specific wording identifying the exact obligation to which it relates (i.e. section 7.12 development contributions for development of Lot x DP xxx under Development Consent No. xxx)
- d) The bank unconditionally pays the guaranteed sum to Council if Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work.
- e) 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.
- f) The bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
- g) Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

Deferred or periodic payments may be permitted, in accordance with the above requirements, only with approval of City of Newcastle Officer(s) whose position(s) holds the required City of Newcastle delegations.

17 Are there alternatives to payment of the levy?

If an applicant does not wish to pay the section 7.12 levy applicable to their development they may offer, instead, to enter into a voluntary planning agreement with Council under Section 7.4 of the *Environmental Planning and Assessment Act 1979* in connection with the making of a development application or in an application for a modification.

The applicant's provision under a planning agreement may be additional to or instead of paying a levy in accordance with a condition of development consent authorised by this Plan. This will be a matter of negotiation with Council. The offer to enter into the planning agreement together with the draft agreement should accompany the relevant development application.

Acceptance of an offer to enter into a voluntary planning agreement is at the sole discretion of Council and, if Council does not agree to the offer, the payment of the section 7.12 levy will be required.

Applicants should refer to Council's Policy on Planning Agreements for further information available on CN's website.

18 Savings and Transitional Arrangements

A development or complying development application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of the Plan which applied at the date of lodgement of the application.

A development or complying development application, which is submitted after the commencement of this Plan, will be assessed in accordance with the provisions of this Plan.

19 What definitions apply?

ABS - Australian Bureau of Statistics.

Act - Environmental Planning and Assessment Act 1979.

Council - City of Newcastle.

CPI - Consumer Price Index.

Levy - a levy under section 7.12 of the Act authorised by Part A of this Plan.

Local Infrastructure Contributions Plan - a contributions plan made pursuant to section 7.12 of the Act.

Public facility - public infrastructure, facility, amenity or service.

Regulation - Environmental Planning and Assessment Regulation 2000.

Figure 1

Section 7.12 Plan Area Application Map



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Part A – Newcastle Local Government Area (excluding Part B and Part C)

1 Land to which Part A of this Plan applies

Part A (as shown in Figure 2) of this Plan applies to all land within the Newcastle local government area excluding the land included in the Newcastle City Centre (Part B) and Honeysuckle (Part C) areas.

2 When does Part A of this Plan commence?

Part A of this Plan commenced on 23 November 2009.

3 What is the purpose of Part A of this Plan?

The purposes of Part A of this Plan are:

- to authorise the Council to impose, as a condition of development consent, a requirement that the applicant pay to the Council a contribution determined in accordance with this Plan
- to require a certifying authority (the Council or an accredited certifier) to impose, as a condition of issuing a complying development certificate, a requirement that the applicant pay to the Council a contribution determined in accordance with Part A of this Plan, if development consent was granted subject to a condition authorised by Part A of this Plan
- to govern the application of money paid to the Council under a condition authorised by Part A of this Plan.

4 What is the Part A Section 7.12 Contributions levy rate/amount?

The Section 7.12 contributions levy for land within Part A is as follows:

Proposed cost of the development	Maximum % of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5%
More than \$200,000	1.0%

Table 1 – Maximum section 7.12 levy on proposed development costs

5 How will the Council apply money obtained from Part A of the levy?

Money paid to the Council under a condition authorised by Part A of this Plan is to be applied by Council towards meeting the cost of one or more of the public facilities that will be or have been provided within the area as listed in Schedule 1 and shown in Appendix A.

6 When is the levy payable?

A contribution must be paid to the Council at the time specified in the condition that imposes the contribution. If no such time is specified, the timing of the payment of the contribution is as follows:

- development applications involving subdivision: prior to certification of the plan of subdivision
- development applications involving building work: prior to the issue of a construction certificate
- development applications where no subdivision or building works are involved: prior to the commencement of the development or the use of the land or building.

At the time of payment, the levy will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician.

7 Expected types of development and demand for public facilities

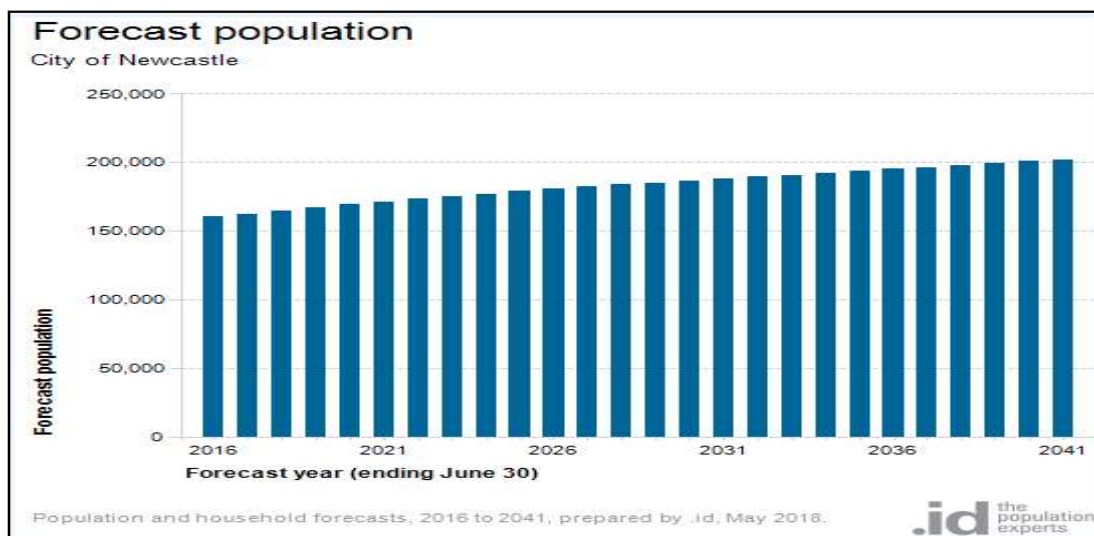
Part A of this Plan broadly identifies the expected types of development in the Newcastle LGA linked to the demand for additional public facilities. The expected types of development include, but are not limited to:

- residential accommodation
- tourist and visitor accommodation
- employment generating development
- industrial development
- commercial premises
- retail premises
- business premises
- mixed use development
- educational establishments
- health service facilities

The relationship between expected development and the demand for social infrastructure is established through consideration of a number of sources.

The *Hunter Regional Plan 2036* projects an additional 129,850 people in the Hunter over next 20 years with approximately 61,500 new jobs. The University of Newcastle *Centre for Urban and Regional Studies* (CURS) research on workforce population also highlights that Newcastle will continue as a major employment destination overall due to its strategic location and attributes, with the City Centre as a Regional Centre. The Hunter Regional Plan 2036 estimates approximately 7,754 new jobs in the Newcastle City Centre.

The City of Newcastle population forecast (prepared by .id the population experts) for 2019 is 166,984 and is forecast to grow by 21% to 202,049 people by 2041. The number of dwellings is also forecast to grow by 19,500 by 2041.



The projected population growth will require the provision of additional public facilities to meet increasing demand over time. An associated demographic trend is the ageing of the population and substantial growth of the active aged as a proportion of the Newcastle population. City of Newcastle is also moving from a traditional single purpose community facility model to a multi-purpose community infrastructure model that has the flexibility to meet changing community needs over time. In some circumstances, it will be possible to provide a new community facility; in other circumstances, an existing facility may be enhanced to provide a higher level of flexibility and integration.

The City of Newcastle Community Strategic Plan *Newcastle 2030* strategic themes are an integrated platform for a socially cohesive, economically strong and sustainable city that is adaptable and equipped for the future. The seven strategic directions are:

- Integrated and Accessible Transport
- Protected Environment
- Vibrant, Safe and Active Public Places
- Inclusive Community
- Liveable Built Environment
- Smart and Innovative
- Open and Collaborative Leadership.

Social or community infrastructure includes a wide range of services and facilities that meet community needs for education, health, social support, recreation, cultural expression, social interaction and community development. Investment in social infrastructure is considered to be essential for the health, well-being and economic prosperity of communities. All levels of government have a role to play in the provision of social infrastructure. Council's role is in the provision of community facilities that supports the establishment and functioning of business, industrial and housing development across the LGA.

Figure 2

Part A Newcastle Local Government Map



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Schedule 1: New public facilities for which levies will be sought (Part A)

Map Ref	Category	Project Details		Completion Date			
		Location	Works	2019/2020	2020/2021	2021/2022	2022-2032
1	Open Space and Recreation	Bathers Way Improvements – King Edward Park (Bathers Way)	King Edward Park			\$600,000	
2	Open Space and Recreation	Empire Park	Upgrade and construction of pathways, shade, seating, amenities and exercise equipment		\$200,000	\$100,000	
3	Open Space and Recreation	Federal Park, Wallsend	Playground, shade, seating and pathway		\$50,000		
4	Open Space and Recreation	Fernleigh Track, Park Avenue Adamstown	Development of Adamstown Rail Station at Park Avenue		\$300,000		
5	Open Space and Recreation	Islington Park	Construction of new amenities building		\$300,000		
6	Open Space and Recreation	Jesmond Park	Access improvements		\$100,000	\$100,000	\$100,000
7	Open Space and Recreation	Lambton Park	Installation of Floodlights and construction of new pathways		\$200,000		
8	Open Space and Recreation	Lambton Pool	Shade Structure		\$50,000		
9	Open Space and Recreation	Merewether Baths Improvements	seating, shade and landscaping			\$500,000	
10	Open Space and Recreation	Merewether Beach Improvements	Surf Pavilion promenade and Jefferson park			\$500,000	
11	Open Space and Recreation	National Park	Implementation of Plan of Management with Shade, seating, landscaping, redevelopment of No. 1 Sports Ground and upgrade of amenities buildings and netball courts			\$250,000	\$250,000
12	Open Space and Recreation	Passmore Oval, Wickham	Upgrade of sporting facilities		\$100,000		
13	Open Space and Recreation	Stockton Skate Park	Construction of new facility and embellishment of other local facilities			\$600,000	
14	Open Space and Recreation	Stevenson Park, Mayfield West	Implementation of Stevensons Park Master Plan	\$500,000	\$500,000		
15	Open Space and Recreation	Tarro Recreation Reserve	Pathways, lighting, playground, cricket facilities, bat ball facilities and amenities building		\$100,000	\$200,000	
16	Open Space and Recreation	Warabrook Park	Upgrade and construction of playground facilities, pathways, shade, seating and BBQ facilities		\$200,000		
17	Open Space and Recreation	Waratah Park	Upgrade and construction of new pathways, shade and seating areas and exercise equipment		\$300,000		
18	Open Space and Recreation	Sports Partnership Grant Program	Matching of grant funding for sporting groups to embellish Council owned facilities		\$100,000	\$100,000	\$100,000
19	Community Facilities	Wallsend Pioneer Hall	Upgrade of Centre			\$200,000	
20	Newcastle Cycling Strategy and Action Plan Works	Cycleways Investigation and Development	Feasibility Study and Design of Cycleways	\$200,000	\$200,000	\$200,000	\$200,000
21	Newcastle Cycling Strategy and Action Plan Works	Maud Street, Vera Street to Prince Street – Waratah	Cycleway Crossing of Maud Street			\$1,000,000	\$1,000,000

Map Ref	Category	Project Details		Completion Date			
		Location	Works	2019/2020	2020/2021	2021/2022	2022-2032
22	Newcastle Cycling Strategy and Action Plan Works	Richmond Vale Cycleway	Rail Trail Detailed Design		\$200,000	\$200,000	
23	Newcastle Cycling Strategy and Action Plan Works	ChinChen Street, Scholey Street to Clyde Street – Islington	Shared Pathway Northern Side		\$150,000	\$400,000	
24	Newcastle Cycling Strategy and Action Plan Works	Victory Parade, Illoura Street to Newcastle Road Stage 3 - Wallsend	Shared pathway		\$300,000		
25	Newcastle Cycling Strategy and Action Plan Works	Scenic Drive, Yule Road to Charlotte Road – Merewether	On Road Cycleway Shoulders			\$180,000	
26	Newcastle Cycling Strategy and Action Plan Works	University Drive, A37 Underpass to Wilkinson Avenue - Birmingham Gardens	Shared Pathway		\$400,000		
27	Newcastle Cycling Strategy and Action Plan Works	Chatham Road and Clyde Street - Hamilton North	Shared Pathway, Railway Crossing Upgrade		\$400,000	\$200,000	
28	Newcastle Cycling Strategy and Action Plan Works	Brunker Road at Koree Road – Broadmeadow	Traffic Control Signals and Shared Pathway		\$650,000		
29	Newcastle Cycling Strategy and Action Plan Works	Fernleigh Track at Park Avenue – Adamstown	Shared Pathway Bridge over Park Avenue		\$100,000	\$600,000	
30	Newcastle Cycling Strategy and Action Plan Works	Merewether to Newcastle City Centre	Inner City Bikelanes North/South Connection	\$300,000	\$400,000		
31	Newcastle Cycling Strategy and Action Plan Works	Lambton Park to Croudace Street via Pearson Street or Howe Street – Lambton	Shared Pathway, Kerb Extensions, Cycle Lanterns	\$60,000	\$400,000		
32	Newcastle Cycling Strategy and Action Plan Works	National Park, Smith Street to SWC and connection to Marketown - Newcastle West	Shared Pathway			\$550,000	
33	Newcastle Cycling Strategy and Action Plan Works	National Park, National Park Street to Smith Street - Newcastle West	Shared Pathway			\$200,000	
34	Newcastle Cycling Strategy and Action Plan Works	Lambton Road, Brown Road to Bavin Road – Broadmeadow	Shared Pathway			\$140,000	
35	Newcastle Cycling Strategy and Action Plan Works	Cowper Street, Nelson Street to Low Street – Wallsend	Upgrade of R5 (in conjunction with Local Centre Upgrade)			\$530,000	
36	Newcastle Cycling Strategy and Action Plan Works	Shortland to Tarro, Sandgate Road to New England Highway	Shared Pathway along Hunter Water Pipeline Corridor		\$500,000	\$3,500,000	
37	Newcastle Cycling Strategy and Action Plan Works	Newcastle Inner City Bypass Rankin Park to Jesmond	Cycleway Connections associated with NICB Stage 5			\$1,000,000	\$1,000,000

Map Ref	Category	Project Details		Completion Date			
		Location	Works	2019/2020	2020/2021	2021/2022	2022-2032
38	Newcastle Cycling Strategy and Action Plan Works	Industrial Drive, George Street to William Street - Mayfield East	Shared Pathway over Railway Bridge			\$350,000	\$350,000
39	Newcastle Cycling Strategy and Action Plan Works	Shortland to Tarro Shared Pathway to Anderson Drive - Tarro	Connection over/under New England Highway	\$100,000			\$1,500,000
40	Newcastle Cycling Strategy and Action Plan Works	NSW Coastline Cycleway Connections, NSW Coastline Cycleway to Inner City Bikelanes - Hamilton East	Separated Cycleways, Shared Pathways, Intersection Treatments, and Cycle lanterns				\$1,500,000
41	Newcastle Cycling Strategy and Action Plan Works	Lookout Road at Carrington Parade - New Lambton Heights	Shared Pathway between Carrington Parade and Northern Entry to JHH				\$220,000
42	Newcastle Cycling Strategy and Action Plan Works	Parkway Avenue at Smith Street and National Park Street - Hamilton South	Roundabout bypasses				\$250,000
43	Public Transport Works	Public Transport – Bus shelters city wide (estimate \$25k per shelter) approximately two per ward	Bus shelters	\$200,000	\$200,000	\$200,000	\$200,000
44	Library Upgrade	Lambton Library	Lambton Storybook Cottage – Early childhood literacy Upgrade to building and amenities	\$100,000			
45	Library Upgrade	Upgrade to City of Newcastle Libraries	Upgrade to City of Newcastle Libraries				\$43,000,000
46	Pool Upgrades	Upgrades to City of Newcastle Pools	Upgrade to City of Newcastle Pools				\$56,000,000
47	Local Centre Upgrades	Beresfield Local Centre Stage 1	Local and Neighbourhood Centres Public Domain Program		\$625,000		
48	Local Centre Upgrades	Stockton Local Centre Stage 1	Local and Neighbourhood Centres Public Domain Program		\$845,000		
49	Local Centre Upgrades	Llewellyn Street Neighbourhood Centre Stage 1	Local and Neighbourhood Centres Public Domain Program		\$885,000		
50	Local Centre Upgrades	Wallsend Local Centre Stage 1	Local and Neighbourhood Centres Public Domain Program		\$750,000	\$750,000	
51	Social Infrastructure	The Local Government Area	Preparation of Social Infrastructure Strategy	\$250,000			
			Total	\$1,710,000	\$9,505,000	\$13,150,000	\$105,670,000

Part B – Newcastle City Centre

1 Where does Part B of this Plan apply?

Part B of this Plan applies to all new development that has an estimated cost of more than \$100,000 on land in the Newcastle City Centre, as shown in Figure 3.

2 What is the purpose of Part B of this Plan?

The purpose of Part B of this Plan is to provide for funding towards the public domain projects and city centre projects as outlined in Schedule 2.

3 When does Part B of this Plan commence?

Part B of this Plan commenced on 1 February 2008.

4 What is the relationship with other Contributions Plans?

Part B of this Plan repeals those parts of any other contributions plans applying to the Newcastle City Centre.

5 What is the Part B Section 7.12 contributions levy rate/amount?

The Section 7.12 contributions levy for land within Part B is as follows:

Proposed cost of the development	Maximum % of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5%
\$200,001 - \$250,000	1.0%
More than \$250,001	3.0%

6 How and when will the levy be paid?

The requirement for development to contribute a levy towards the cost of City Centre projects will be imposed as a condition of development consent under Section 7.12 of the EP&A Act.

The Section 7.12 levy is payable to Council prior to the issue of a Construction Certificate for new development.

At the time of payment, the levy will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Bureau of Statistics.

7 How will the Section 7.12 funds be administered?

The City of Newcastle is to administer monies obtained from the section 7.12 levy and make decisions on the funding and provision of the special city projects in accordance with the *Environmental Planning and Assessment Act 1979 and Regulation 2000*. The funds collected under Part B of this Plan will be pooled for city projects and priorities for spending will be determined as part of Council's Delivery Program and Operational Plan process.

8 Expected types of development and demand for public facilities

Part B of this Plan is based on the growth and development projected in the Greater Newcastle Metropolitan Plan, Newcastle City Centre Catalyst Area. The Plan estimates an additional 4,000 dwellings and 7,750 job by 2036.

The City Centre projects identified in Schedule 2 and Appendix A are needed to support growth and development within the City Centre.

Figure 3
Part B Newcastle City Centre Map



Schedule 2: Works schedule for expenditure within the City Centre (Part B)

Map Ref	Category	Project		Completion Date				
		Location	Works	2019/2020	2021/2022	2022/2023	2023/2024	2024-2034
1	Open space and recreation	Newcastle South	Bathers Way Improvements - Newcastle South		\$1,000,000			
2	Open space and recreation	City Centre area	Local and District open space embellishments		\$100,000	\$400,000		\$500,000
3	Public Domain Works	Birdwood Park, Little Birdwood Park and Parry Street	Upgrade of Birdwood Park, Little Birdwood Park and Parry Street		\$2,500,000	\$2,000,000		
4	Public Domain Works	Hunter Street - Civic Precinct	Civic Precinct - Planting works, paved activity zones, footpaths, kerb and gutter, stormwater, roads, cycleways, furniture and signage			\$1,000,000	\$2,000,000	\$2,000,000
5	Public Domain Works	Hunter Street - West End	West End - Planting works, paved activity zones, footpaths, kerb and gutter, stormwater, roads, cycleways, furniture and signage		\$1,000,000	\$4,200,000		
6	Public Domain Works	East End Precinct	Implementation of East End Public Domain Plan		\$3,000,000			
7	Public Domain Works	City Centre area	Urban furniture, interpretation signage, paving, lighting, public art, trees, landscaping, transit precinct improvements, cycleways, universal access upgrades.		\$1,000,000	\$2,000,000	\$3,000,000	\$6,000,000
8	Public Domain Works	Darby Street	Embellishment - Stage 1 & 2			\$500,000		
9	Public Domain Works	Wheeler Place	Upgrade of Wheeler Place including planting, paving, furniture, lighting, fountain, bridge, café and shop			\$1,500,000		\$3,000,000
10	Public Domain Works	Hunter Street Mall	Paved zones, planting works, furniture, signage, kerb and gutter					\$3,200,000
11	Public Domain Works	Cottage Creek Improvements (Honeysuckle to National Park)	Create a recreation space along Cottage Creek, including landscaped spaces, pedestrian and cyclists links. Potential for education and interpretation along creek.			\$1,000,000	\$2,000,000	\$2,000,000
12	Public Domain Works	King Street	Upgrade of streetscape			\$1,000,000	\$2,000,000	\$3,000,000
13	Public Domain Works	Scott Street	Upgrade of streetscape		\$1,000,000	\$500,000		\$1,000,000
14	Community Facilities	City Centre area	Construction of a district multipurpose community space				\$5,000,000	\$5,000,000
15	Community Facilities	Civic Precinct	Upgrade of Civic Theatre and City Hall					\$10,000,000
16	Newcastle Cycling Strategy and Action Plan Works	King Street and Hunter Street	Separated cycleway on King and Hunter Streets		\$200,000			\$3,000,000
17	Community Facilities	Civic Precinct	Fit out for the former Civic station - Visitor Information Centre	\$200,000				
			Total	\$200,000	\$9,800,000	\$14,100,000	\$14,000,000	\$38,700,000

Part C – Honeysuckle Foreshore Public Domain Area

1 Where does Part C of this Plan apply?

Part C of this Plan applies to all new development that has an estimated cost of more than \$100,000 on land in the Honeysuckle Foreshore Public Domain Area, as shown in Figure 4.

2 What is the purpose of Part C of this Plan?

The purpose of Part C of this Plan is to provide for funding towards the public domain projects within the Honeysuckle Foreshore Public Domain Area (outlined in Appendix B). The public domain projects to which this Plan pertains are listed in Schedule 3.

3 When does Part C of this Plan commence?

Part C of this Plan commenced on TBC.

4 What is the relationship with other contribution plans?

Part C of this Plan does not repeal any other contribution plans applying in the Newcastle City Centre.

5 What is the Part C Section 7.12 contributions levy rate/amount?

The Section 7.12 contributions levy for land within Part C is as follows:

Proposed cost of the development	Maximum % of the levy
Up to \$100,000	Nil
\$100,001 - \$200,000	0.5%
\$200,001 - \$250,000	1.0%
More than \$250,001	3.0%

6 How and when will the levy be paid?

The requirement for development to contribute a levy towards the cost of Honeysuckle Foreshore Public Domain Area will be imposed as a condition of development consent under section 7.12 of the EP&A Act.

The section 7.12 levy is payable to Council prior to the issue of a Construction Certificate for new development.

At the time of payment, the levy will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Bureau of Statistics.

7 How will the Section 7.12 funds be administered?

Council is to transfer monies obtained from the Section 7.12 levy within the Honeysuckle Foreshore Public Domain Area to the Hunter and Central Coast Development Corporation as specified in the table below. The funds will be transferred to Hunter and Central Coast Development Corporation as they are paid to City of Newcastle to be used on the projects listed in **Schedule 3**.

Apportionment of Development Contributions	
Hunter and Central Coast Development Corporation	City of Newcastle
80%	20%

Council is not to enter into a Planning Agreement relating to land within the Honeysuckle Public Domain Area without the consent of Hunter and Central Coast Development Corporation.

Note. The 20% apportionment of contributions for CN as part of Part C Honeysuckle Development Area will be pooled with Part B (City Centre) funds and be used to fund the projects listed in Schedule 2 of the draft Plan.

8 Vision for the Honeysuckle Foreshore Public Domain

The Honeysuckle Foreshore Public Domain Plan (PDP) provides a framework for the delivery of a high quality public domain in the Honeysuckle Precinct which supports the broader renewal of Newcastle city centre.

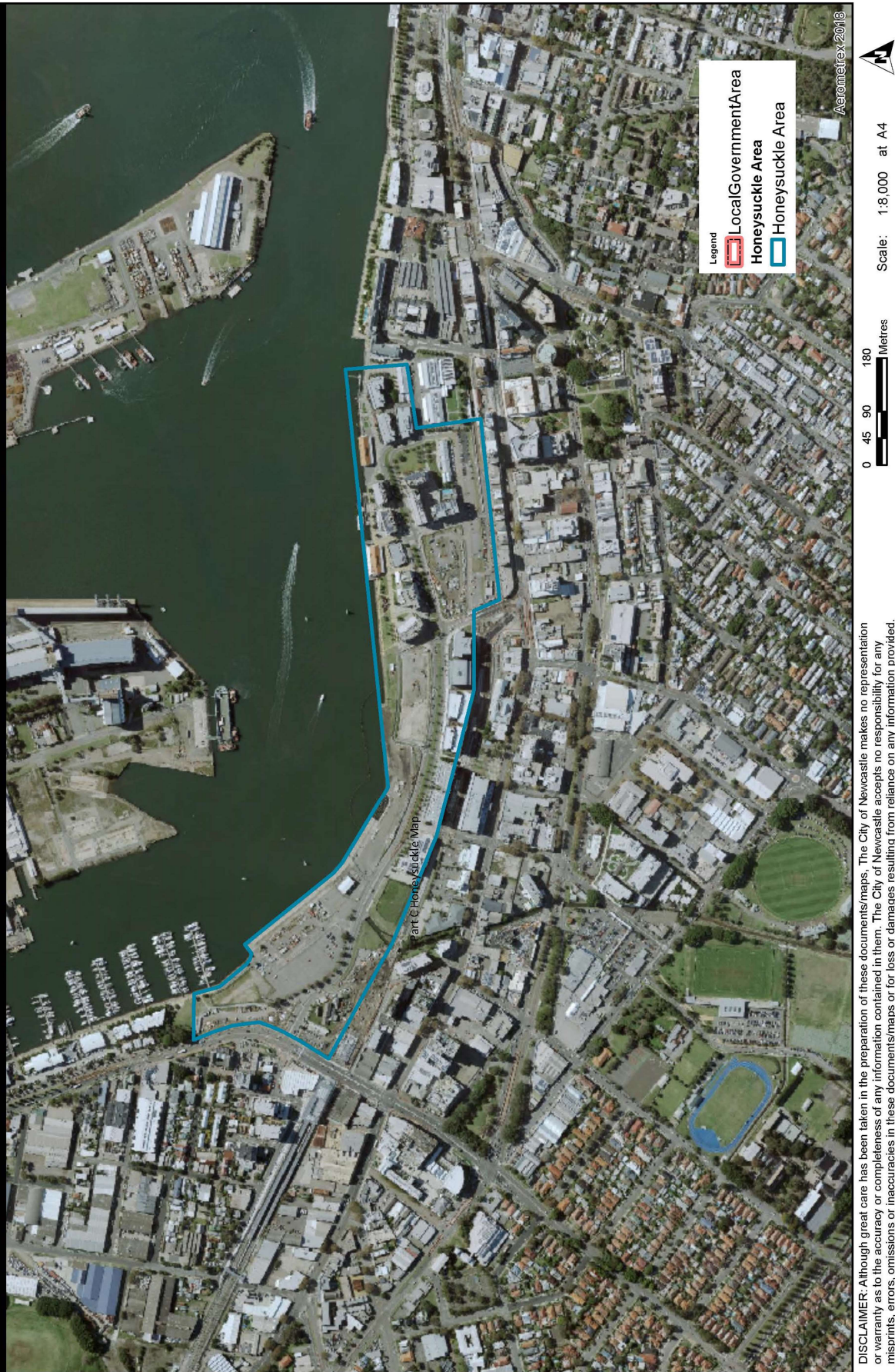
Linking Wickham and the emerging commercial centre of the West End with Civic and beyond, Honeysuckle links the indigenous and industrial past of the precinct to the emerging future city and transport arrival corridor of the West End. The PDP that has been prepared for the Honeysuckle Foreshore integrates new parks at the Tree of Knowledge, Cottage Creek and Worth Place west with an extensive foreshore promenade.

The PDP presents a vision that seeks to create a strong sense of place that will celebrate the indigenous and working harbour heritage, but also recognises Honeysuckle as an important part of Newcastle's future. The urban landscape will provide spaces that add to the value of Honeysuckle as a whole. Delivery of the public domain will contribute to the green space network across the precinct and provide a range of destinations for the community. The PDP recognises the diversity of spaces to support a wide demographic, enabling both active and passive recreation. Place activation is an important component of evolving cities, and the PDP allows for spaces that can cater to a broad program of activities to cater to a growing community. Implicit within the PDP is a strong sense of triple-bottom line sustainability, ensuring a balanced and considered approach to the delivery of this significant public domain for Newcastle.

The Public Domain Plan (2019) can be seen in its entirety at

<https://www.hccdc.nsw.gov.au/sites/default/files/2019-01/Honeysuckle%20PDP%20Summary-Jan19.pdf>

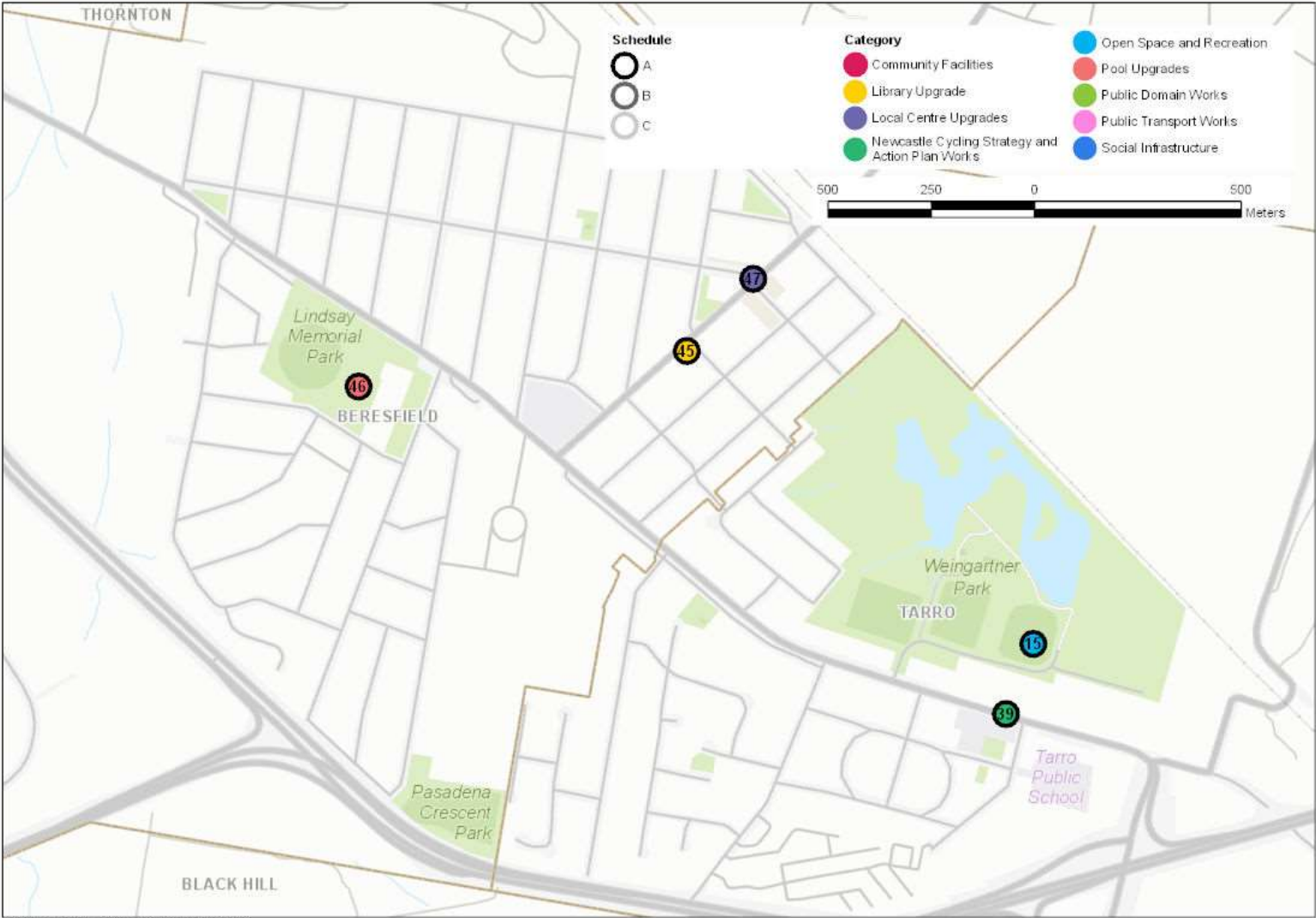
Figure 4
Part C Honeysuckle Map

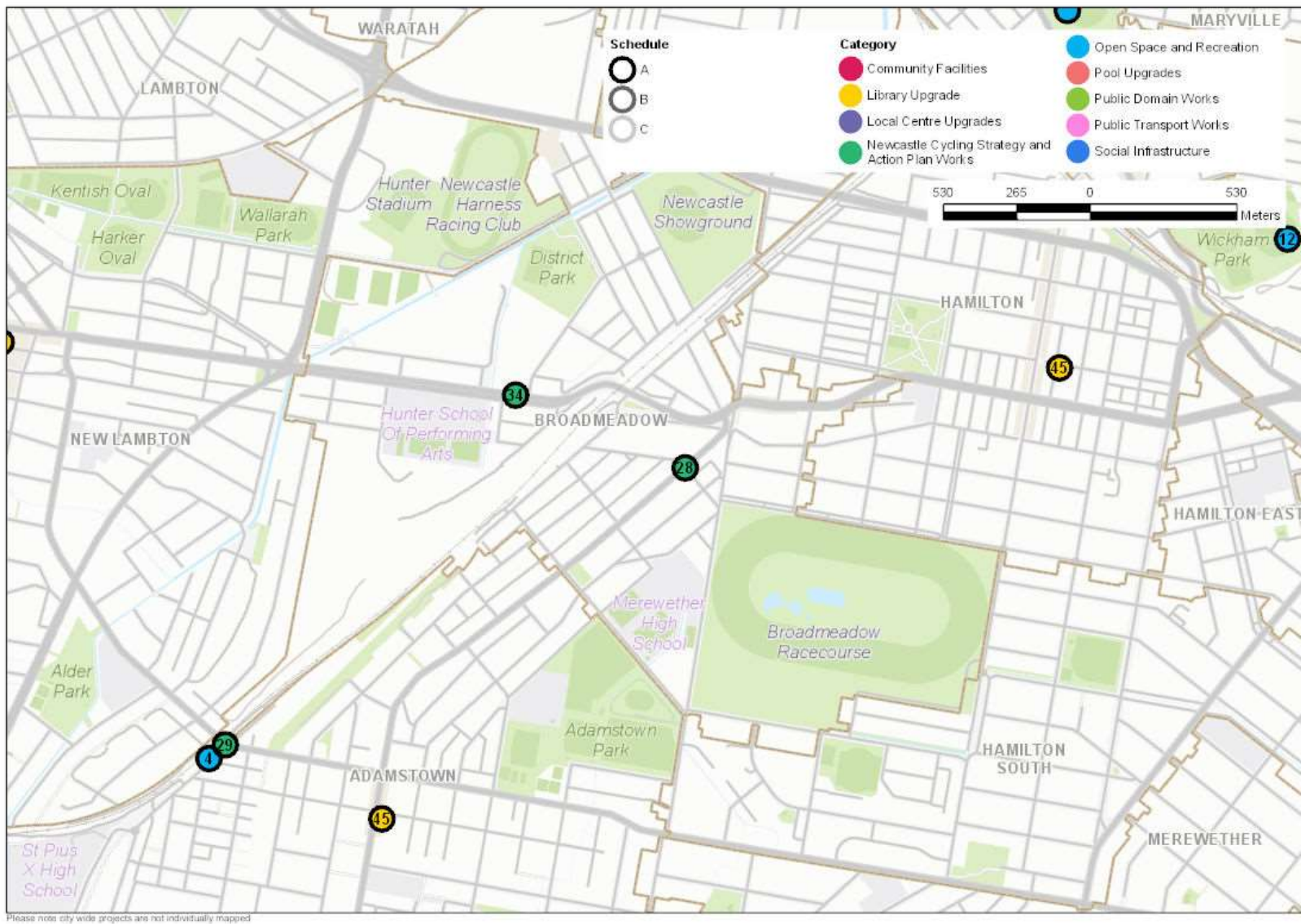


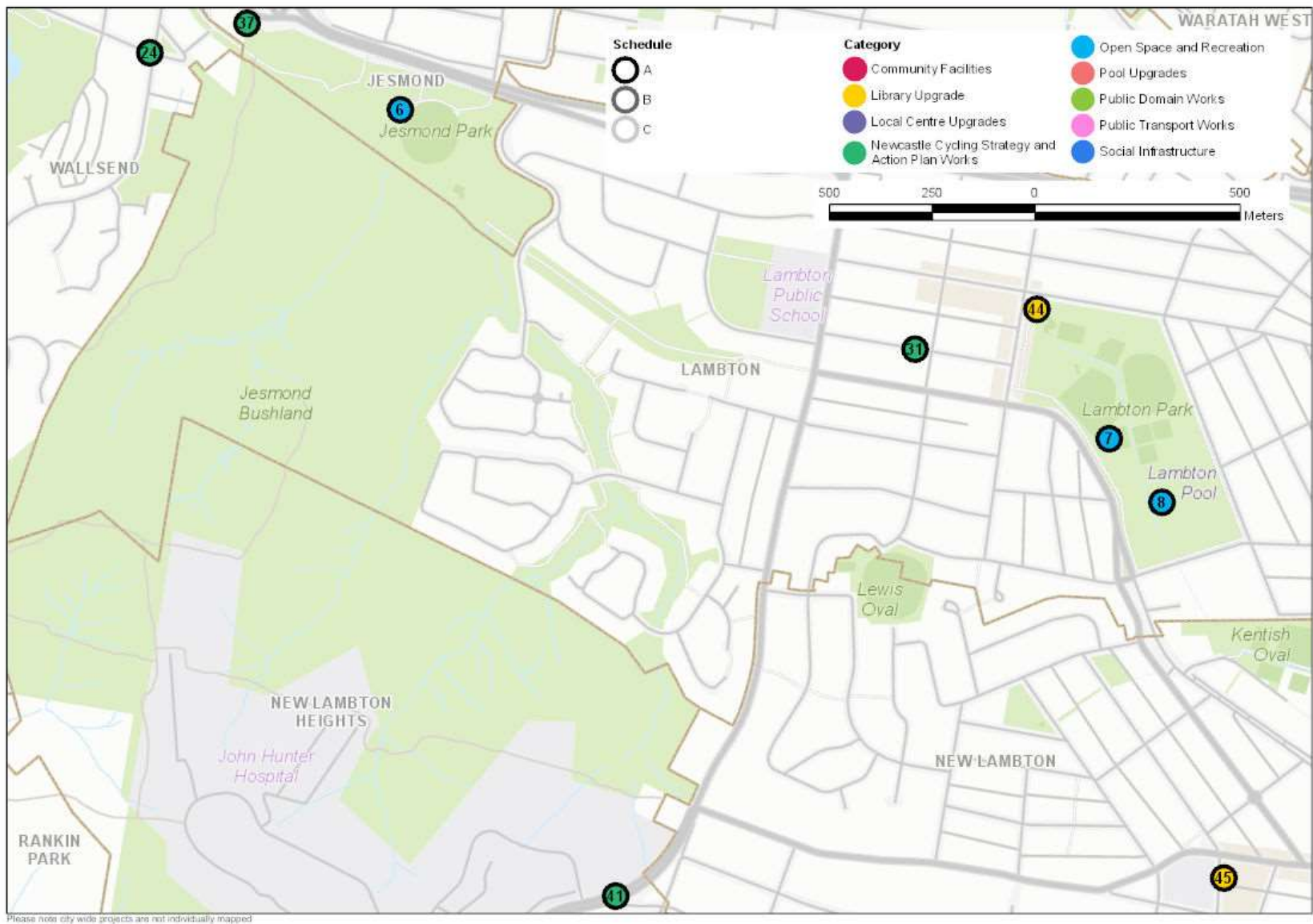
Schedule 3 - Works schedule for expenditure within the Honeysuckle Foreshore Public Domain

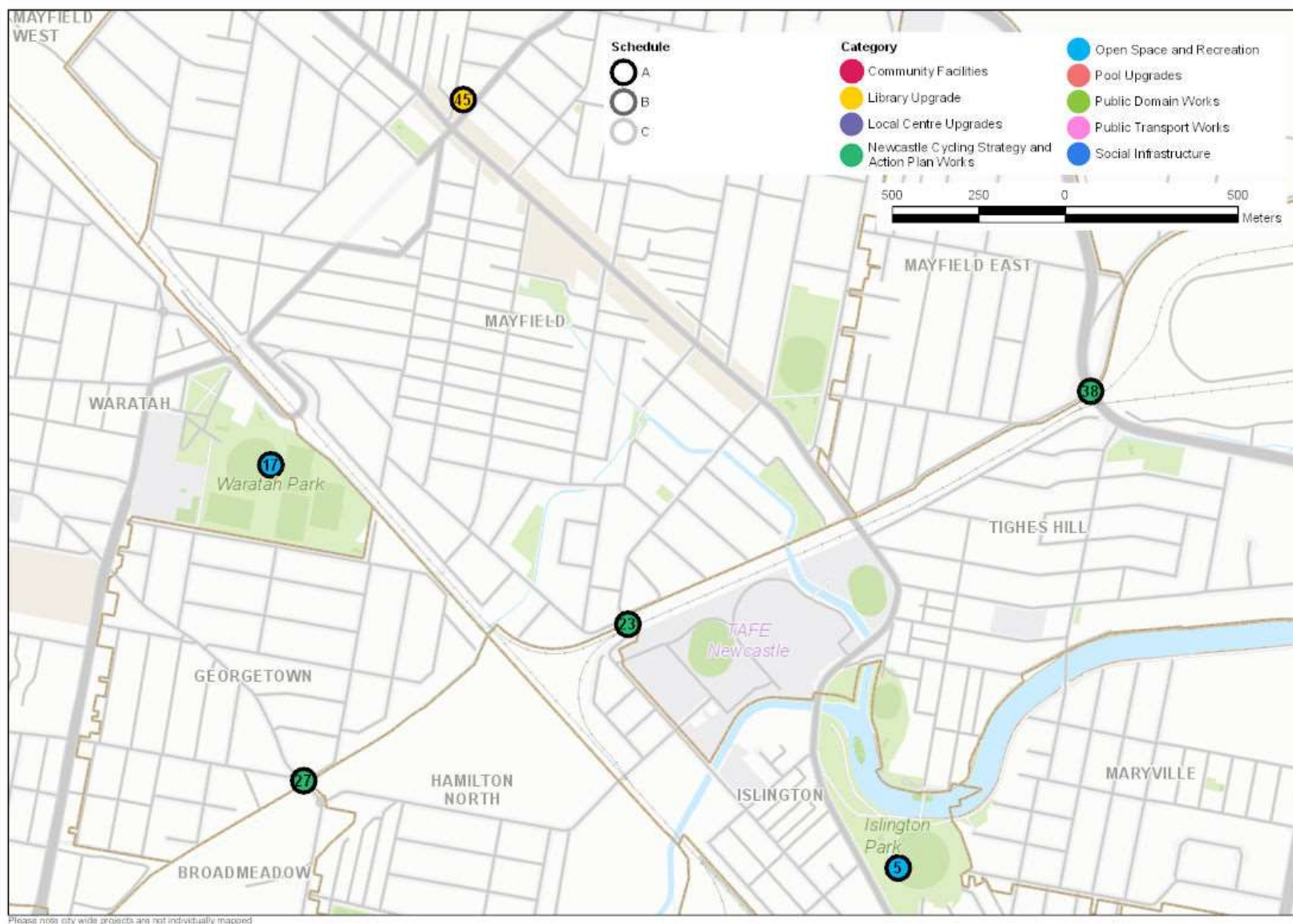
Map Ref	Category	Project		Completion Date			
		Location	Works	2019/2020	2020/2021	2021/2022	2022/2023
1	Open space and recreation	Honeysuckle Foreshore	Delivery of Tree of Knowledge Park Stage 2			\$4,500,000-\$5,200,000	
2	Open space and recreation	Honeysuckle Foreshore	Delivery of Honeysuckle waterfront promenade		\$1,100,000-\$1,300,000	\$870,000-\$1,000,000	
3	Open space and recreation	Honeysuckle Foreshore	Naturalisation and opening of Cottage Creek as open space	\$1,200,000-\$1,350,000	\$1,200,000-\$1,350,000	\$3,400,000-\$4,000,000	
4	Public Domain Works	Honeysuckle Drive	Replacement of bridge over Cottage Creek to improve flood conveyance	\$1,200,000-\$1,400,000	\$1,200,000-\$1,400,000		
5	Open space and recreation	Honeysuckle Foreshore	Delivery of Worth Place Park West	\$1,300,000-\$1,500,000	\$1,300,000-\$1,500,000		
			Total	\$3,700,000-\$4,250,000	\$4,800,000-\$5,550,000	\$8,770,000-\$10,200,000	

Appendix A – Summary of Key Project Maps

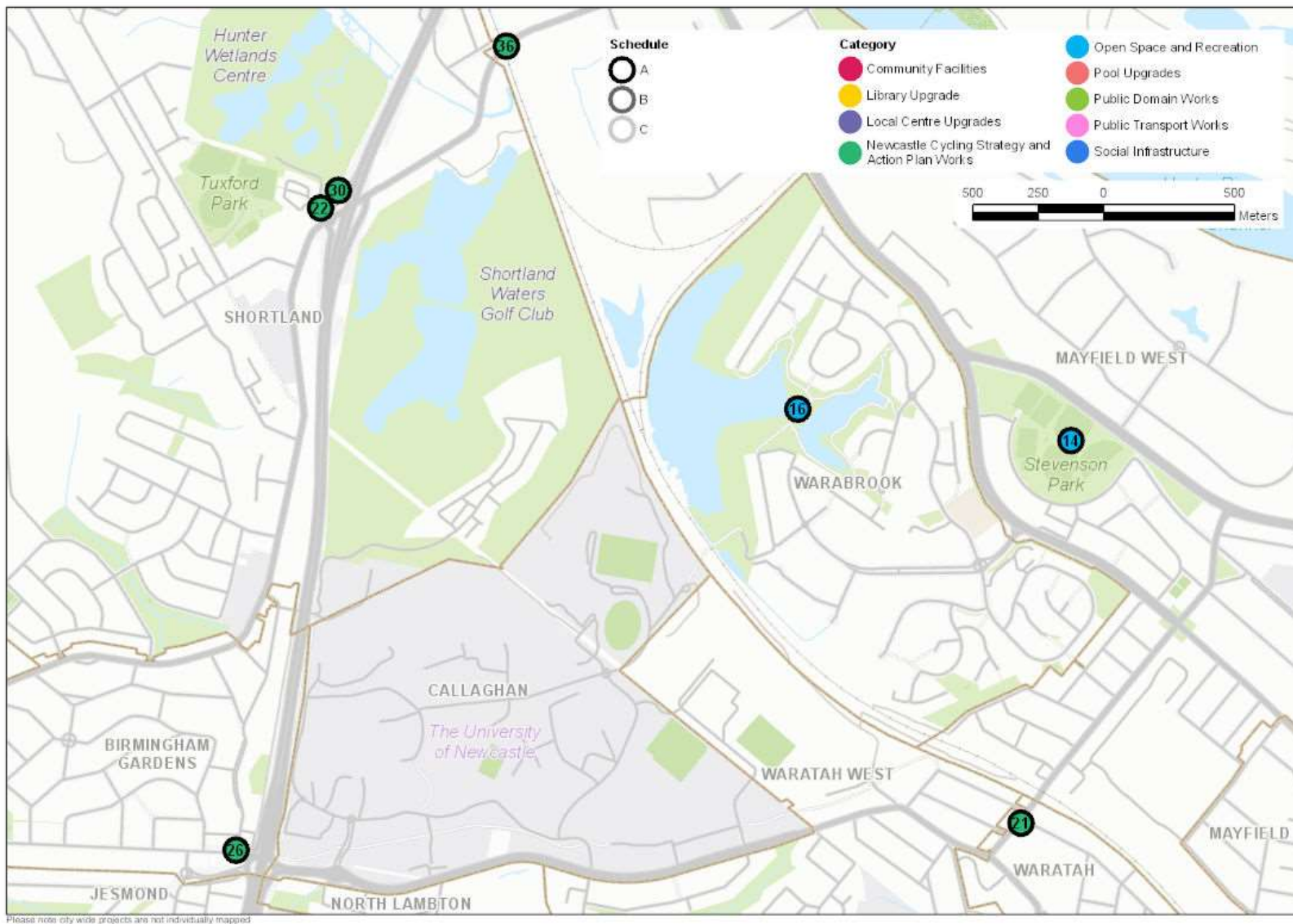




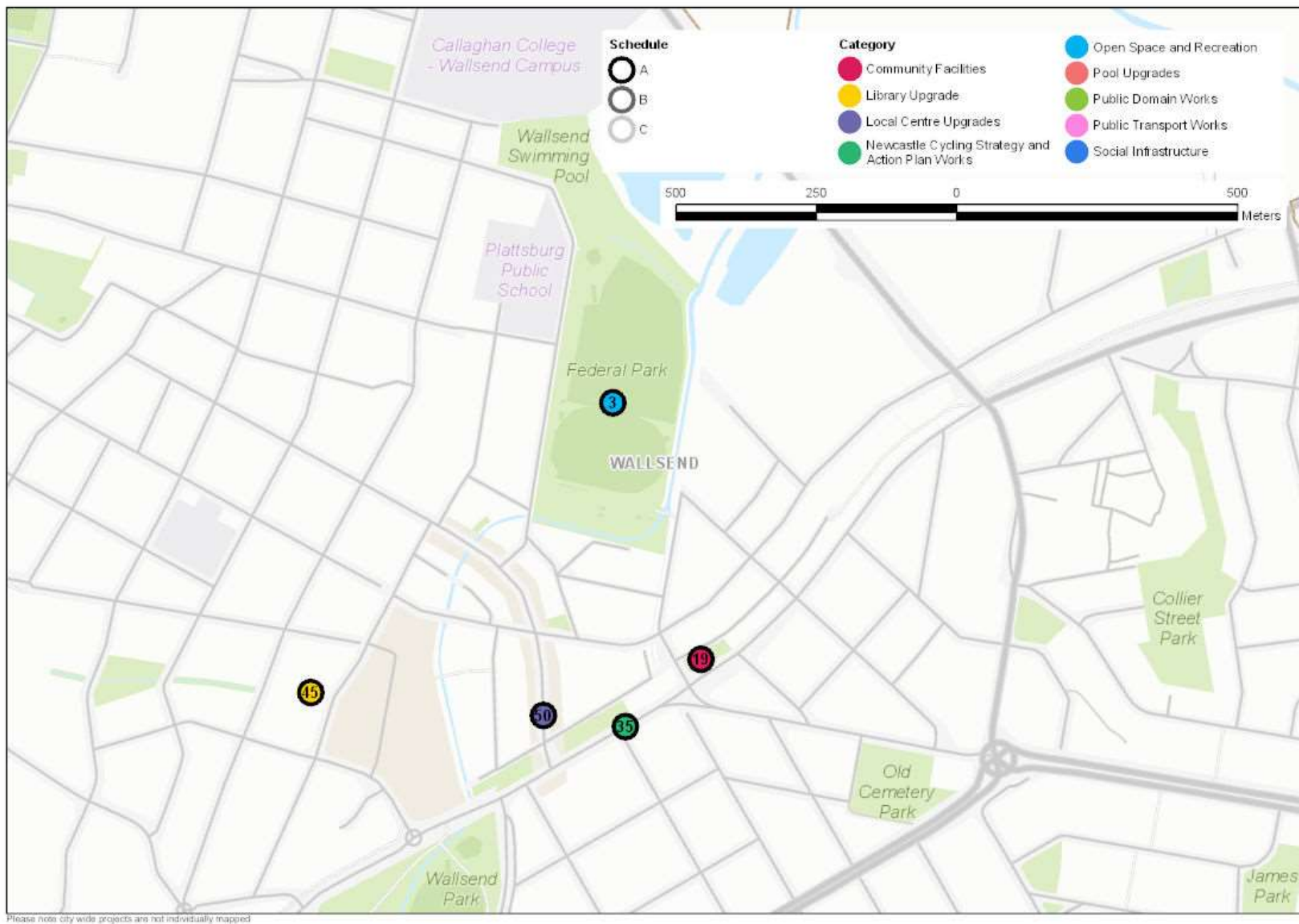


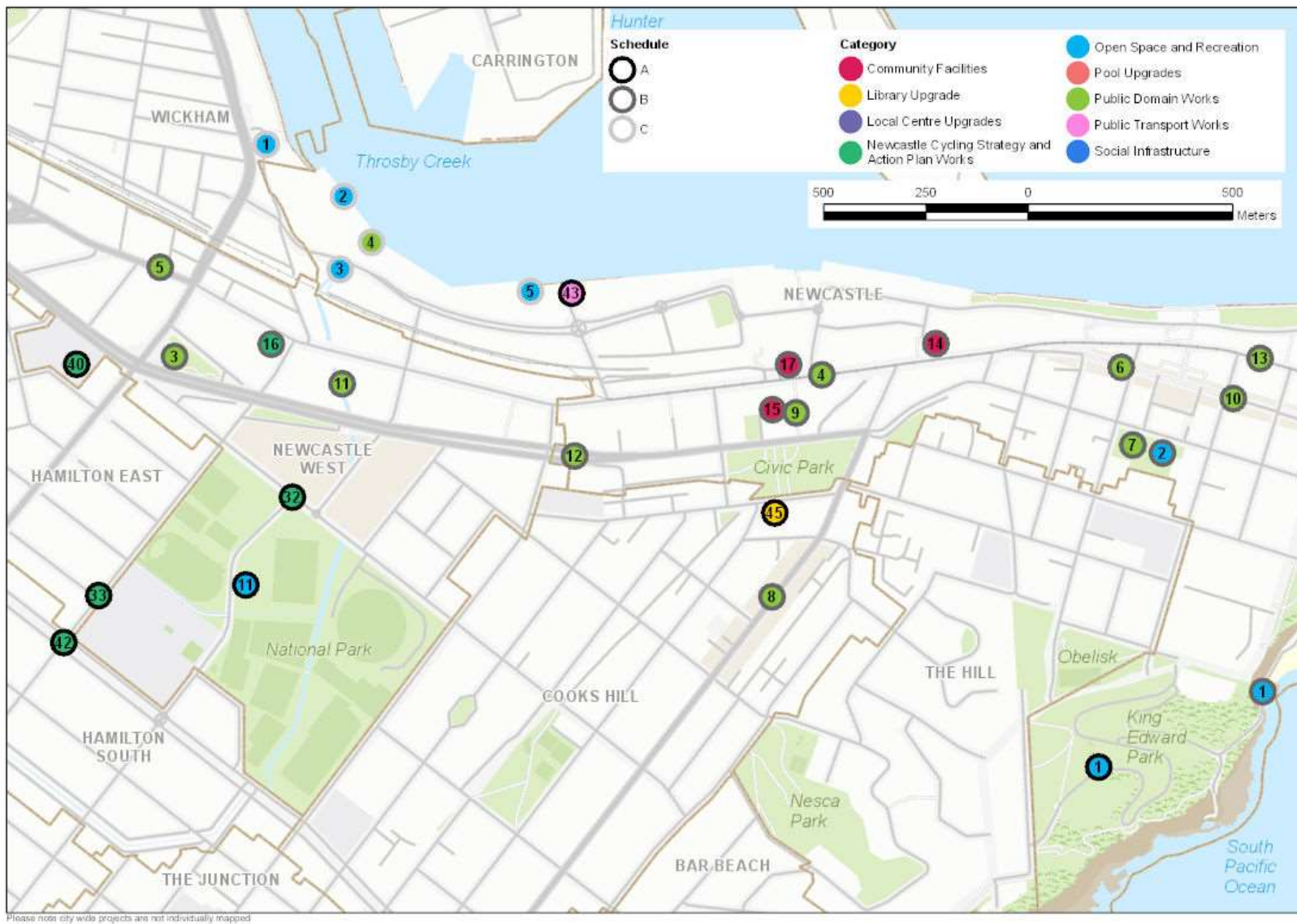




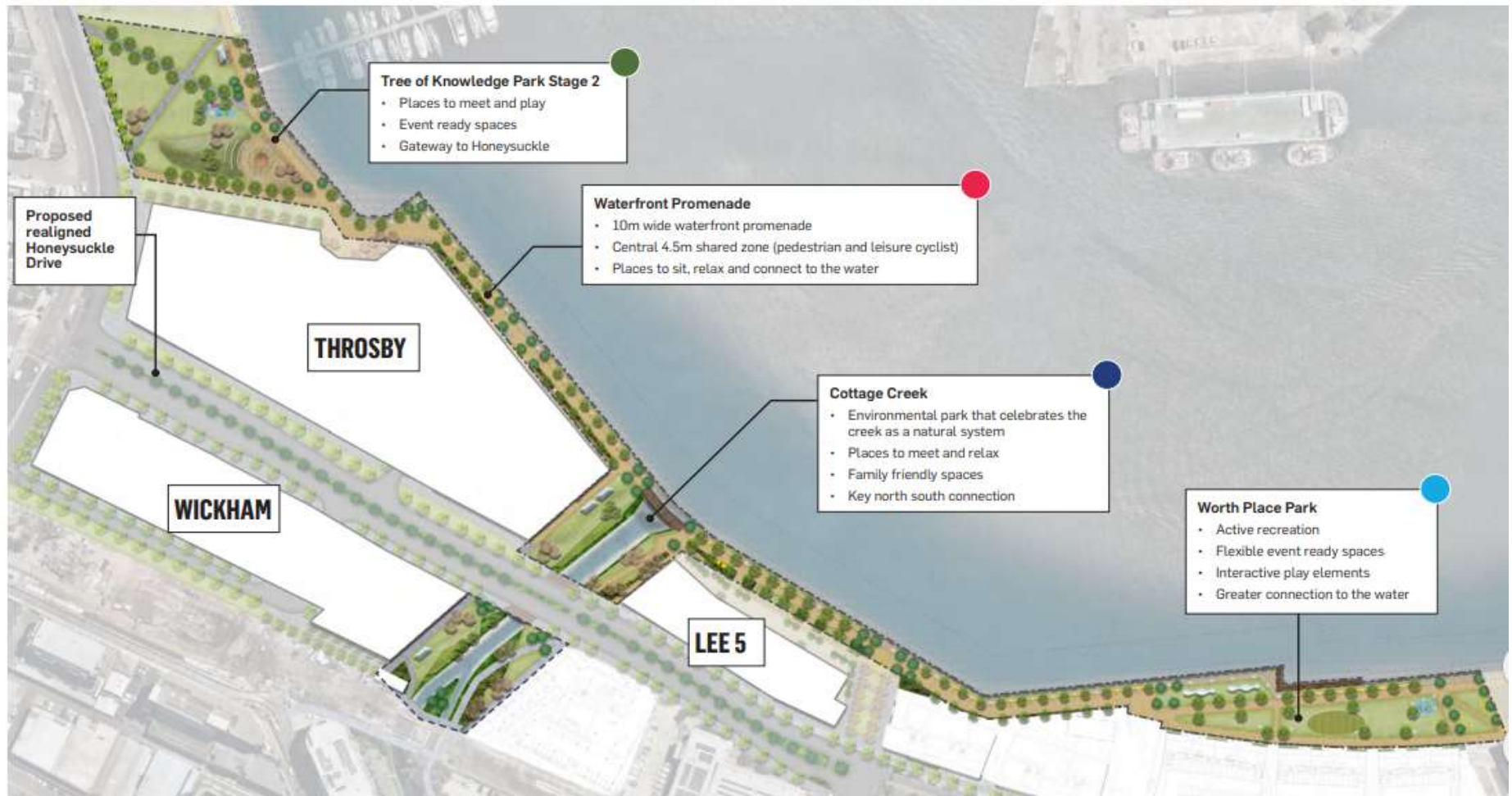








Appendix B - Honeysuckle Foreshore Public Domain Plan



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