CESSNOCK LGA
2025

CESSNOCK CITY WIDE S7.12 INFRASTRUCTURE CONTRIBUTIONS PLAN

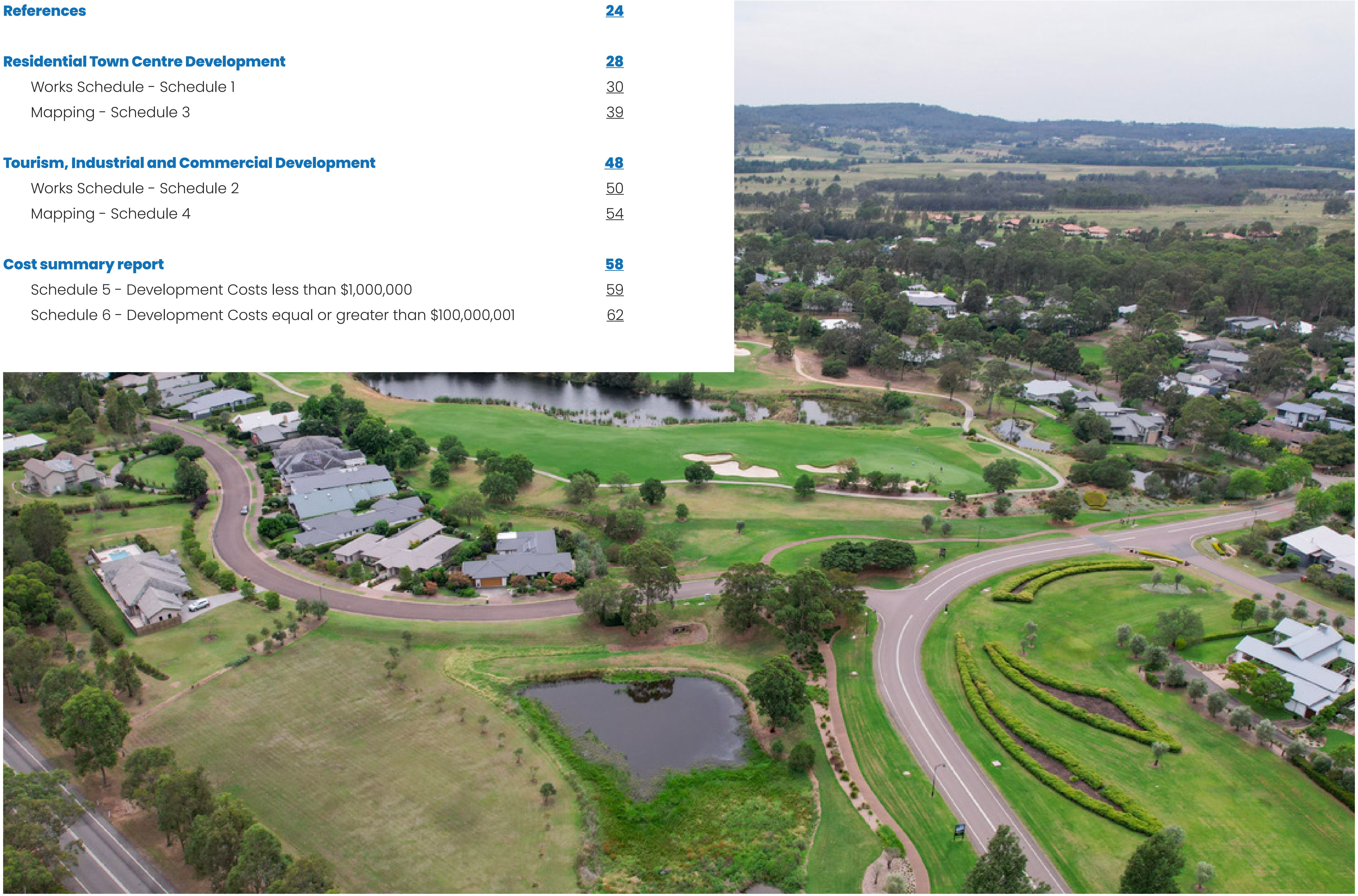
STRATEGIC CENTRE RESIDENTIAL | TOURIST | COMMERCIAL | INDUSTRIAL

Journey Through Time, created by local school students and artist Steven Campbell.

Acknowledgement of Country

Cessnock City Council acknowledges that within its local government area boundaries are the traditional lands of the Wonnarua people, the Awabakal people and the Darkinjung people. We acknowledge these Aboriginal peoples as the traditional custodians of the land on which our offices and operations are located, and pay our respects to Elders past and present. We also acknowledge all other Aboriginal and Torres Strait Islander people who now live within the Cessnock Local Government Area.

Contents



Amendment table

REVISION	ADOPTION DATE	DATE CAME INTO EFFECT	AMENDMENT DETAILS
0	Contributions plan originally adopted by Cessnock City Council	13 December 2017	Adoption of new plan
1	Updates to references and additional items to new works schedule and plans and maps	5 February 2019	Amendments to the works schedule
2	Updates to references, clauses, works schedule and maps and include Cessnock and Kurri Kurri Town Centres	3 November 2025	Complete review of plan including works schedule

ADMINISTRATION OF THE PLAN

Administration of the plan

What is the name of the plan?

The Plan is called Cessnock City Wide s.7.12 Infrastructure Contributions Plan.

When does this plan commence?

The Plan was adopted by Council on 13 December 2017. The various amendments have been made in accordance with the Amendment Table attached to this plan.

The purpose of this plan

The purpose of this Plan is to satisfy the requirements of the *Environmental Planning and Assessment Act 1979* ('the Act') and the *Environmental Planning and Assessment Regulation 2021* ('the Regulation'), enabling Council or an accredited certifier to levy contributions from development for the provision of transport and local public 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:

- 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;
- Assist Council to provide the appropriate transport and local public infrastructure required to maintain and enhance amenity and service delivery within the Local Government Area;
- Ensure that the existing community is not burdened by the provision of transport and local public infrastructure required as a result of future development; and
- Enable Council to be both publicly and financially accountable in its assessment and administration of the Plan.

Land and development to which this plan applies

This plan applies to:

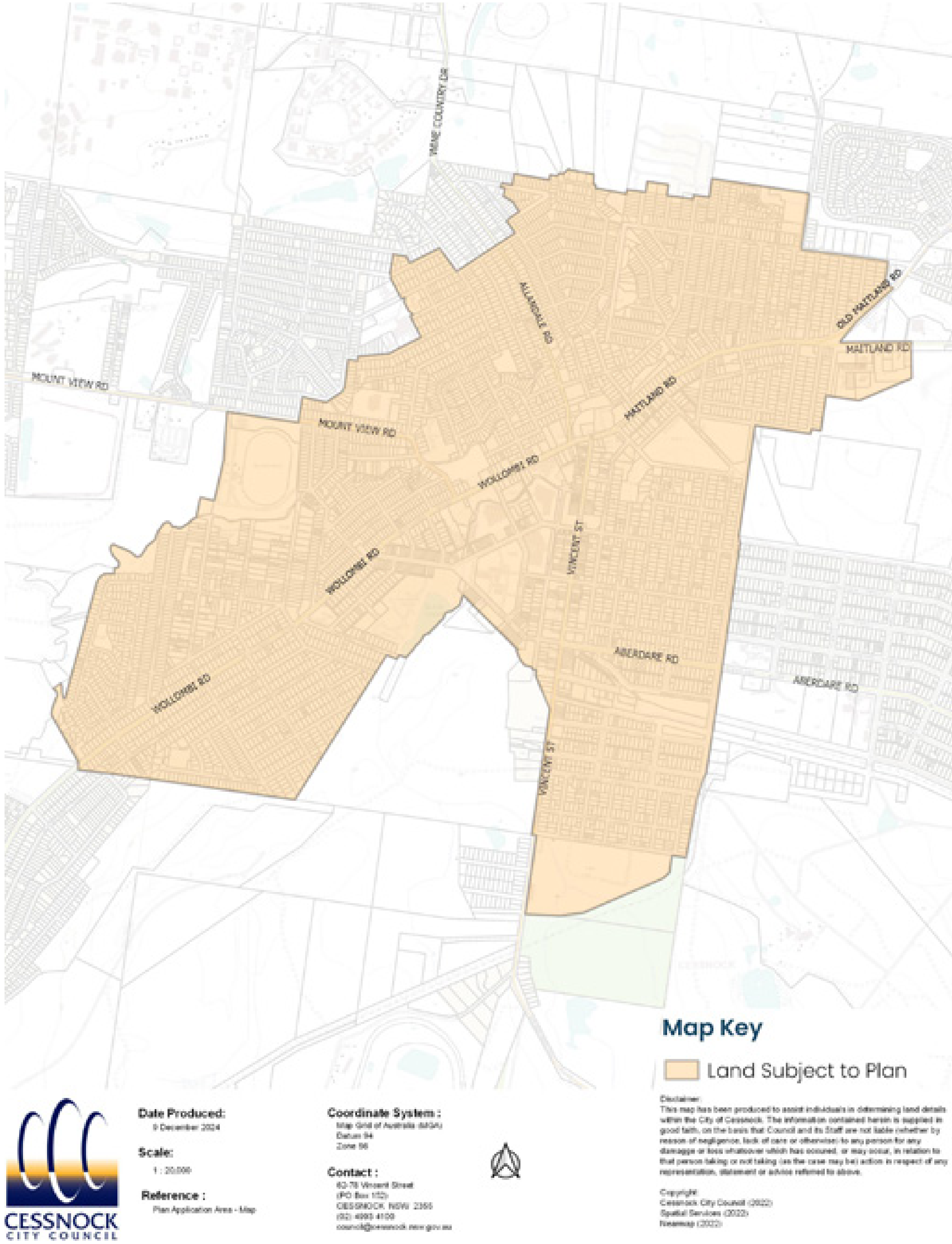
- All residential development that occurs within the Cessnock Strategic Centre as shown in Map A and Kurri Kurri Strategic Centre as shown in Map B; and
- All tourist, commercial and industrial development that occurs within the Cessnock Local Government Area, identified in Map C.

This plan does not apply to:

- Development where the proposed cost of carrying out the development is $100,000 or less;
- Development for which an exemption is provided for by a Ministerial Direction;
- Extractive industry development; or
- An application for or on behalf of Council for community infrastructure, such as, but not limited to, libraries, community facilities, recreation areas, recreation facilities and carparks.

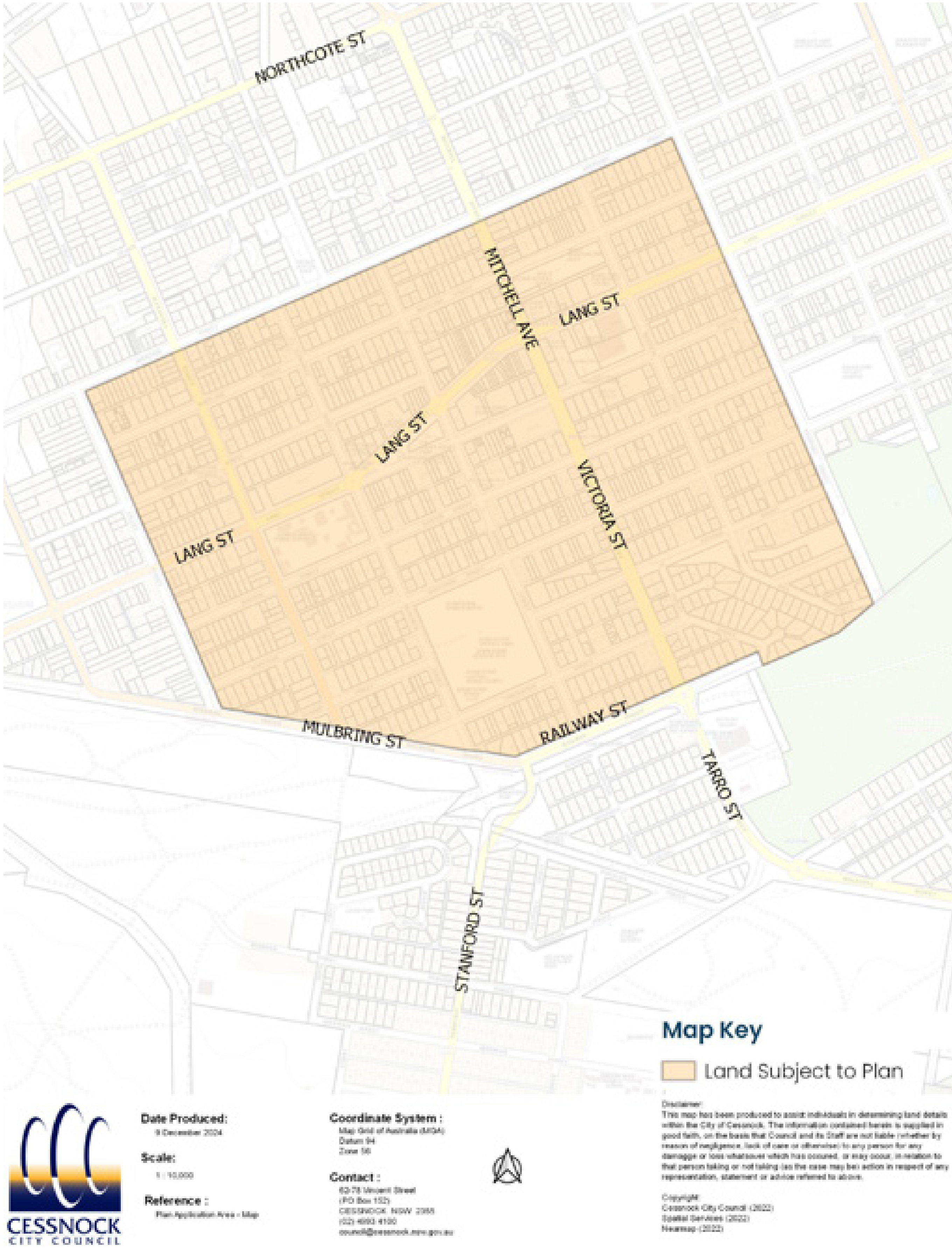
Map A - Plan Application Area

Cessnock Strategic Centre



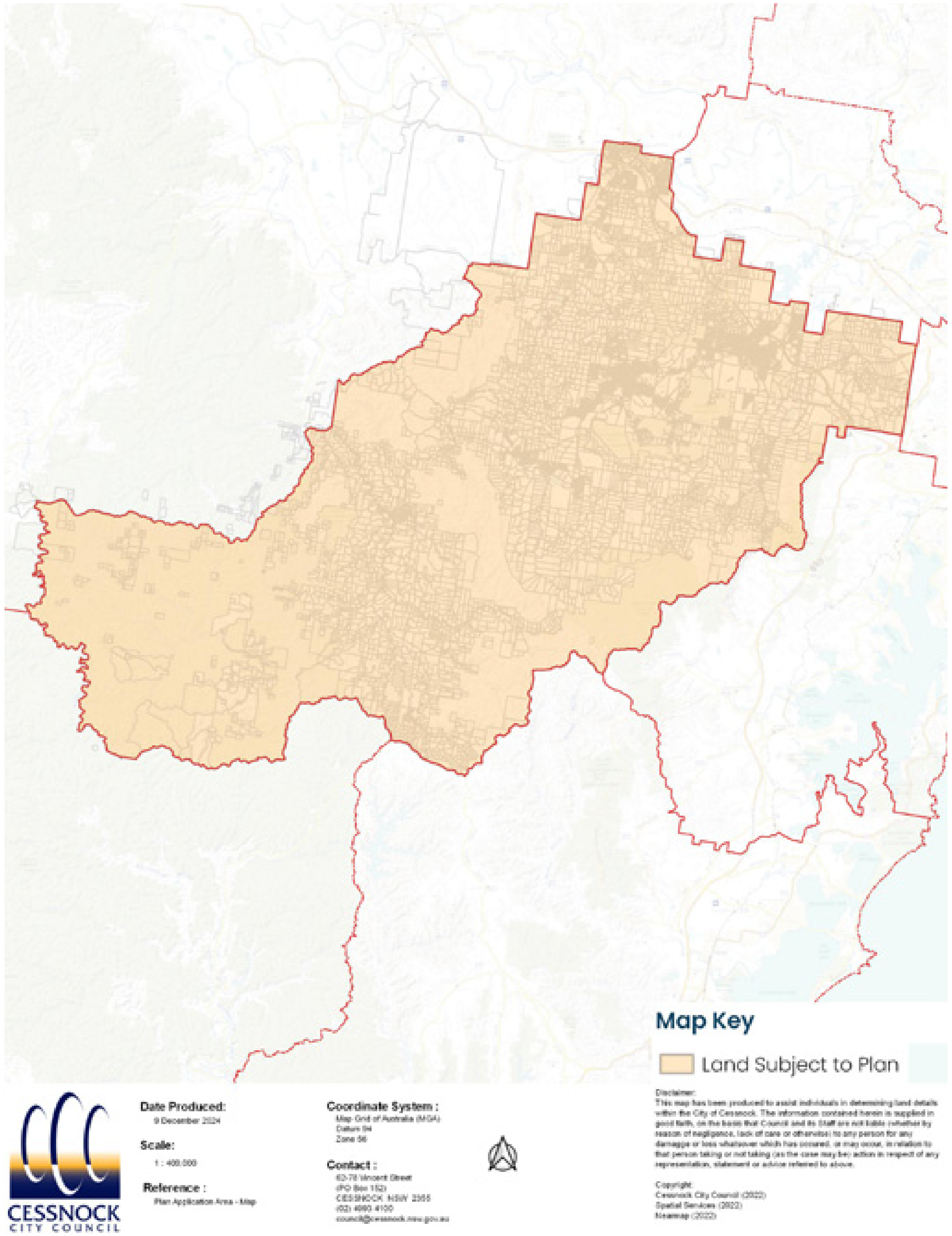
Map B - Plan Application Area

Kurri Kurri Strategic Centre



Map C - Plan Application Area

Tourist, Commercial & Industrial Development



Relationships to contribution plans

If a contribution is required under the Cessnock City Wide Local Infrastructure Contributions Plan 2020 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, Cessnock's prevailing Local Environmental Plan, Development Control Plan and other relevant plans and polices adopted by Council.

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

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

Levy= PC x L%

PROPOSED COST OF CARRYING OUT THE DEVELOPMENT (PC)	PERCENTAGE OF LEVY (L)
$0 to $100,000	0%
$100,001 to $200,000	0.5%
Greater than $200,000	1%

Certifying authority must require payment of the levy as a condition of issuing a complying development certificate

Subject to the Act and to any direction of the Minister under section 7.17 of the Act, this plan requires a certifying authority (Council or an accredited certifier) to issue a complying development certificate in respect of development. A condition requiring the applicant to pay to Council a Levy of a percentage of the proposed cost of carrying out the development specified in the paragraph above and in accordance with "When is the levy payable?" on page 21 of this Plan.

How is the proposed cost of carrying out development determined?

Clause 208 of the Regulation sets out how the proposed cost of carrying out development is to be determined. At the date of this Plan that clause provides as follows:

208 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.

(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.

(5) To avoid doubt, nothing in this clause affects the determination of the fee payable for a development application.

How is the proposed cost of carrying out development indexed?

Pursuant to clause 208(4) of the Regulation, the proposed cost of carrying out development is to be indexed before payment to reflect quarterly variations in the Consumer Price Index All Group Index Number for Sydney prepared by the ABS between the date the proposed cost was determined by 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:

IDC ODC x CP2/CP1

IDC the indexed proposed cost of carrying out development

ODC the original proposed cost of carrying out development cost estimated by the Council

CP2 the most recent quarterly Consumer Price Index All Groups Index Number for Sydney prepared by the ABS at the time a Levy is paid

CP1 the most recent quarterly Consumer Price Index All Group Index Number for Sydney prepared by the ABS at the date the original development cost was estimated by the Council.

Cost estimate reports must accompany a development application or application for a comply development certificate

A development application or an application for a complying development certificate is to be accompanied by a report, prepared at the applicant's cost in accordance with this paragraph and page 20, setting out an estimate of the proposed cost of carrying out the development for the purposes of clause 208 of the Regulation.

The following types of reports are required:

- Where the estimate of the proposed cost of carrying out the development is less than $1,000,000 a cost summary report in accordance with Schedule 5;

or

- Where the estimate of the proposed cost of carrying out the development is $1,000,001 or more – a detailed cost report in accordance with Schedule 6

Council will assess all costs for every application in line with the Average Value of Dwelling Builds in NSW – ABS Building Data released by the Australian Bureau of Statistics and Rawlinson's Cost Guide. If costings do not align with these publications, Council will reassess the costings and levy contributions in line with any reassessment.

Who may provide a report for the purposes of this plan?

For the purpose of clause 208(2) of the Regulation, the following persons are approved by Council to provide an estimate of the proposed cost of carrying out development in the following circumstances:

- Where the proposed development cost is at or less than $1,000,000 a person who, in the opinion of Council, is suitably qualified to provide a cost summary report;
- Where the proposed development cost is $1,000,001 or more - a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

Council may, at the applicant's cost, engage a person referred to in this clause to review a report submitted by an applicant in accordance with this paragraph.

How will Council apply money obtained from the Levy?

Money paid to Council under a condition authorised by this Plan is to be applied by Council towards the provision, extension or augmentation, or the recoupment of costs and in accordance with the Works Schedule and maps to meet the requirements of the Regulation section 212 (f and g) (schedule of works, maps and staging) .

Council will amend the works schedule thresholds from time to time having regard to its capital works priorities, the public interest, and the amount of funding obtained by Council and held under this Plan.

Are there priorities for the expenditure of money obtained from levies authorised by this Plan?

Subject to s7.3(2) of the Act and this page of this Plan, the Public Facilities listed in the works schedules are to be provided in accordance with the thresholds set out in that Schedule.

Pooling of levies

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.

Obligation of certifying authorities

In accordance with section 156 of the Regulation, a Complying Development Certificate must:

- Be issued with conditions to pay the section 7.12 levy; and
- The levy must be paid before any works are commenced

In accordance with section 20 and section 67 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, a certifier must be satisfied that all preconditions required by a development consent have been met, this includes the payment of a section 7.12 contribution, before building work is carried out.

When is the levy payable?

Contributions must be paid in accordance with the time specified in the relevant condition of consent. If no such time is specified, the contribution must be paid as follows, subject to any prevailing Ministerial Direction:

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

Increased construction costs

If more than 6 months have passed since the development application was approved, or if the applicant has changed the scope of the development, Council will require a new cost summary report at the time of payment to recalculate the applicable contribution.

If a development is modified under section 4.55 of the Act, the levy will be based on the cost of carrying out the development (as modified). If a development is modified and the levy increases but the applicant has previously paid the levy, credit will be given for the previous levy payment with only the difference needing to be paid.

If the levy decreases, the applicant may apply for a refund for the difference however any such refund can only occur in the same financial year as the levy was paid.

What is the Council's policy on deferred or periodic payments of a levy?

Council does not allow deferred or periodic payment of a Levy authorised by this Plan.

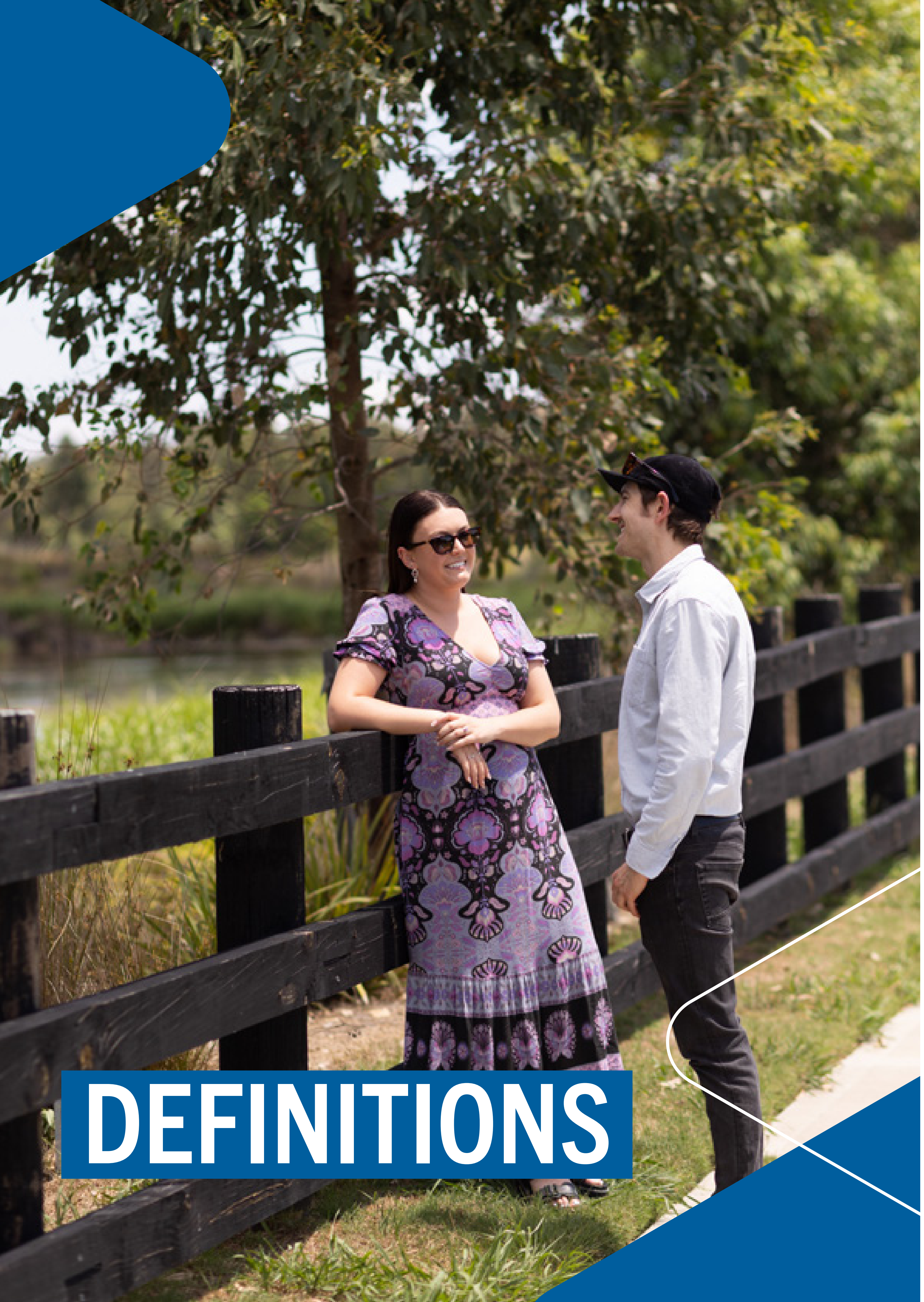
Are there alternatives to payment of levies?

Council may accept an offer by an applicant to enter into a planning agreement to provide works-in-kind, dedication of land or other material public benefit but is not obliged to do so.

Review of plan

Pursuant to clause 215 of the Regulation, Council may make certain minor adjustments or amendments to this plan without prior public exhibition and adoption by Council. Minor adjustments could include minor typographical corrections.

In accordance with clause 216 of the Regulation, this plan will be reviewed every four years in conjunction with the review of the Council's Four-year Delivery Program.



Definitions

In this Plan unless the context or subject matter otherwise indicates or requires, the following definitions apply:

ABS means the Australian Bureau of Statistics.

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

Applicant means the person(s) or organisation(s) submitting a development application.

Apportionment means the adjustment of a contribution (usually a percentage) to ensure the contributing population only pays for its share of the total demand for the facility.

Building and construction costs means the cost of the development in accordance with Clause 11 of this plan.

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

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.

Contribution plan means a contributions plan referred to in the Act.

Council means Cessnock City Council.

Development Application has the same meaning as in the Act.

Development consent has the same meaning as in the Act.

Development Contributions Practice Notes means the practice notes titled 'Section 7.12 fixed development consent levies published by the Department of Planning dated February 2021, as amended from time to time.

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

LGA means Local Government Area.

Levy means a levy under s7.12 of the Act authorised by this Plan.

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

Planning Proposal has the same meaning as in the Act.

Public Benefit is the benefit enjoyed by the public as a consequence of a Local Infrastructure Contributions.

Public Facilities means public infrastructure, amenity or public service.

Regulation means the *Environmental Planning and Assessment Regulation 2021*

REFERENCES

References

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

- Annual Monitoring Report
- Australian Bureau of Statistics
- Branxton Town Centre Masterplan and Public Domain Plan & Implementation Plan
- Cemetery Masterplans
- Cessnock CBD Masterplan, Public Domain Plan and Implementation Plan
- Cessnock City Council Community Infrastructure Strategic Plan
- Cessnock City Council Library Facilities 2017 – 2037, A Needs Analysis
- Cessnock City Council Local Environment Plan 2011
- Cessnock City Council Local Infrastructure Contributions Plan Options Paper
- Cessnock Housing Strategy
- Cessnock LGA Cycling Strategy
- Cessnock LGA Traffic and Transport Strategy
- Cessnock Local Strategic Planning Statement
- Cessnock Pool Masterplan
- Cessnock Trails Strategy
- Costings prepared by Wilde and Wollard
- Council repealed contribution plans
- Disability Inclusion Action plan
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Greta Central Park & Oval Masterplan
- Heddon Greta – Cliftleigh Corridor Structure Plan
- Hunter Regional Plan 2041
- .id the population experts forecasting data
- Kurri Kurri Central Sports Precinct Masterplan
- Kurri Kurri Commercial Precinct
- Land Acquisition valuations by Tew Property Consultants and Opteon Solutions
- Miller Park Branxton Masterplan
- Ministerial Directions released by the Department of Planning
- Mount View Park Masterplan
- Maybury Peace Park/Chinaman's Hollow Masterplan
- NSW Department of Planning "Everyone Can Play" Guidelines
- Off Leash Dog Exercise Area Plan
- Planning Agreement Policy
- Planning System Circulars released by the Department of Planning
- Practice Notes released by the Department of Planning
- Public Art Policy
- Rawlinsons Construction Cost Guide
- Recreation and Open Space Strategic Plan
- Turner Park Masterplan
- Weston Commercial Masterplan
- Urban Growth Management Plan

RESIDENTIAL TOWN CENTRE DEVELOPMENT

Residential Town Centre Development

Works Schedule - Schedule 1

Council has identified all projects in this plan to have a timing threshold of 2035. Council will move projects forward as and when contributions have been collected for each project and when Council's co-contribution is available through Council funding or grants.

PROJECT ID	INFRASTRUCTURE PROJECT	PROJECT COST	DEVELOPMENT CONTRIBUTION	DELIVERY THRESHOLD
OS1	Cessnock Indoor Sports Facility - 2 Additional Indoor Courts	$3,493,015.00	$34,930.15	2035
OS2	Chinamans Hollow/Peace Park - Playspace and Amenities Upgrade	$3,794,732.00	$37,947.32	2035
OS3	Greta Central Oval - New Playspace, Amenity Building and Supporting Infrastructure	$3,690,952.00	$36,909.52	2035
OS4	Miller Park - Playspace Upgrade	$651,916.00	$6,519.16	2035
OS5	Turner Park - Upgrade Surfaces of Tennis Courts	$977,900.00	$9,779.00	2035
OS6	Cessnock Regional Netball Facility - Upgrade Netball Courts and Supporting Infrastructure	$2,944,595.00	$29,445.95	2035
OS7	Cessnock Aquatic Centre - Upgrade Facility	$573,042.66	$11,460.85	2035
OS8	Aberdare Cemetery Upgrade	$2,250,000.00	$45,000.00	2035
OS9	Poppethead Park - New Playspace and Supporting Infrastructure	$1,538,000.00	$30,760.00	2035
OS10	Bridges Hill - Off Leash Dog Exercise Area	$297,180.00	$5,943.60	2035
OS11	Hall Park - Off Leash Dog Exercise Area	$285,750.00	$5,715.00	2035
OS12	Kurri Kurri Aquatic Centre Upgrade	$816,607.28	$24,498.22	2035
OS13	Kurri Kurri Skate Park Upgrade	$825,660.00	$24,769.80	2035
OS14	Abermain Skate Park - New Facility	$339,896.70	$10,196.90	2035
OS15	Kurri Kurri Cemetery Upgrade	$3,300,000.00	$99,000.00	2035
OS16	Cliftleigh - Off Leash Dog Exercise Area	$285,750.00	$8,572.50	2035
OS17	Cliftleigh Skate park	$713,423.00	$21,402.69	2035
OS18	Hedleigh Park Upgrade Local Park	$1,538,000.00	$46,140.00	2035

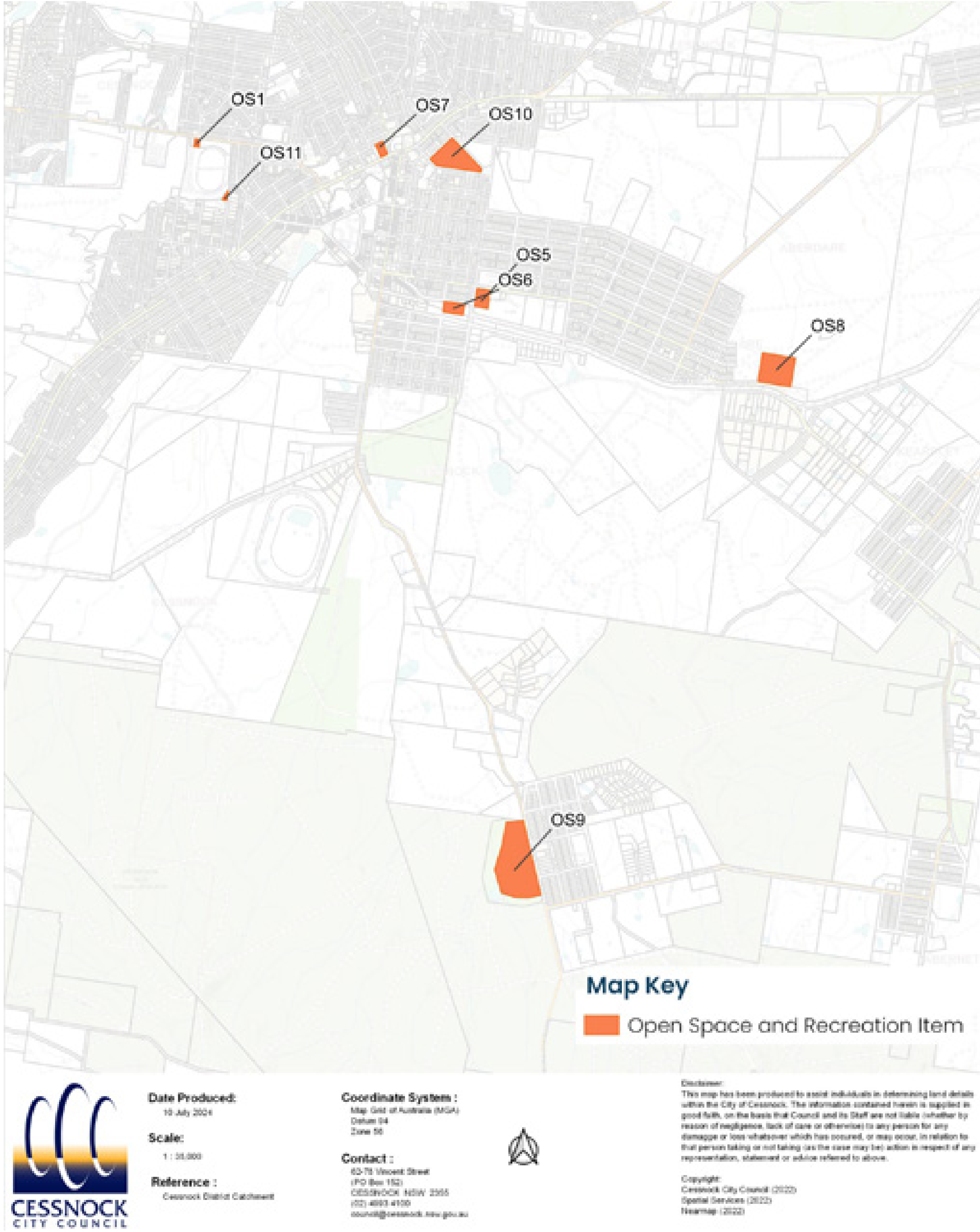
PROJECT ID	INFRASTRUCTURE PROJECT	PROJECT COST	DEVELOPMENT CONTRIBUTION	DELIVERY THRESHOLD
CF1	Cessnock City Libraries - Branch Upgrades	$11,314,902.85	$113,149.03	2035
CF3	Multipurpose Centre at Bellbird North	$5,840,686.77	$292,034.34	2035
CF4	Land acquisition for Multipurpose Centre at Bellbird North	$111,536.63	$5,576.83	2035
CW1	New off-road path on Cessnock Rd and Northumberland St from Duffie Dr to Forbes St (3.90 km)	$6,812,000.00	$68,120.00	2035
CW2	New off-road path on Mulbring and Boundary Sts (Kurri Kurri) - Log of Knowledge Park to Margaret Johns Park (1.806 km)	$2,115,960.00	$21,159.60	2035
CW3	New off-road path along Appleton Ave (Weston) and Embelton St - Margaret Johns Park to Scott St rail crossing (0.789 km)	$791,175.00	$7,911.75	2035
CW4	New off-road path along Scott St and Kilne St(Weston) - Scott St off-road path to Cessnock Rd (0.620 km)	$839,685.00	$8,396.85	2035
CW5	New off-road path on Rawson/Alexandra/Lang Sts (Kurri Kurri) from Victoria St to Boundary St (1.279 km)	$1,555,785.00	$15,557.85	2035
CW6	New on-road connection on Lang St and Victoria ST (Kurri Kurri) from Heddon St to Rawson St (1.180 km)	$1,489,950.00	$14,899.50	2035
CW7	New off-road path on Duffie Dr (Cessnock) - Aberdare Rd to Melbourne St	$3,093,000.00	$30,930.00	2035
CW8	New off-road path in Bellbird - Sparke, Doyle, Tennant, Ruby, Hetton and Kendall Sts (1.853 km)	$2,889,810.00	$28,898.10	2035
CW9	New off-road path on Melbourne St (Cessnock) - Quarrybylong St to Duffie Dr (1,752 km)	$2,811,270.00	$28,112.70	2035
CW10	New off-road path on Kanowna Ave (Cessnock), ANZAC Ave and Government Rd from Old Maitland Rd to Government Rd URA (0.790 km)	$1,790,000.00	$17,900.00	2035
CW11	New off-road path on Vincent St (Cessnock) - Aberdare Rd to Baddeley Park (1.080 km)	$4,028,640.00	$40,286.40	2035
CW12	New off-road path on Mount View Rd (Cessnock) - O'Shea Circuit to Oakey Creek Rd (0.450 km)	$498,960.00	$4,989.60	2035
CW13	New off-road path on Mount View Rd (Cessnock) - Wollombi Rd to the Cessnock Civic Indoor Sports Centre (1.163 km)	$1,286,670.00	$12,866.70	2035
CW14	New on-road connection on Dowlan Lane from Victoria St to Cumberland St (Cessnock) (0.420 km)	$718,000.00	$7,180.00	2035
CW15	New off-road path on Cessnock St (Kitchener) - Stanford St to Abernethy St (0.700 km)	$779,625.00	$7,796.25	2035
CW16	New off-road path on Richmond St/Stanford St (Kitchener) - Abernethy St to Cessnock St (0.972 km)	$1,384,845.00	$13,848.45	2035
CW17	New off-road path on Boundary Street - URA to Wollombi Rd	$451,605.00	$4,516.05	2035
CW18	New off-road path on Bennett Street (Millfield) - Wollombi Rd to Millfield Rd	$580,965.00	$5,809.65	2035

PROJECT ID	INFRASTRUCTURE PROJECT	PROJECT COST	DEVELOPMENT CONTRIBUTION	DELIVERY THRESHOLD
CW19	New off-road path on Wollombi Rd (Millfield) - Bennett St to Bligh St	$612,150.00	$6,121.50	2035
CW20	New off-road path on McLeod Rd (Kurri Kurri) - Northcote St to Hunter TAFE	$1,790,000.00	$17,900.00	2035
CW21	New off-road path on Colliery St/Maitland St (Standford Merthyr) - Heddon St to Pokolbin St	$2,197,965.00	$21,979.65	2035
CW22	New off-road path on Heddon Street (Kurri Kurri) - Lang St to Hopetoun St	$494,340.00	$4,943.40	2035
CW23	New off-road path on Heddon Street (Kurri Kurri) - Lang St to Northcote St	$1,324,785.00	$13,247.85	2035
CW24	New off-road path on Lang St (Kurri Kurri) - Boundary St to Hospital Rd	$1,291,290.00	$12,912.90	2035
CW25	New off-road path on Averys Lane (Heddon Greta) - URA to Main Road	$1,085,700.00	$10,857.00	2035
CW26	New off-road path on Pokolbin St, unnamed laneways, Tomalpin St, Hebburn St (Pelaw Main) - Pelaw Main Public School to existing cycleway in Log of Knowledge Park	$763,455.00	$7,634.55	2035
CW27	New off-road path on Government Rd (Weston) - Mitchell Ave to Cessnock Rd	$1,230,075.00	$12,300.75	2035
CW28	New off-road path on Hospital Rd (Weston) - Lang St to Appleton Ave	$1,265,880.00	$12,658.80	2035
CW29	New on-road connection on Hart Rd/ Gingers Lane/Frame Dr (Loxford through to Weston and Abermain) - Hunter Expressway to Lismore St	$5,907,825.00	$59,078.25	2035
CW30	New on-road connection on Orange St (Abermain) - Lismore St to Cessnock Rd	$1,024,485.00	$10,244.85	2035
CW31	New on-road connection on Government Rd (Weston) - Mitchell Ave to Hart Rd	$638,715.00	$6,387.15	2035
CW32	New off-road cycleway within former SMR spur line at Loxford from Main Road to LGA boundary	$7,355,000.00	$73,550.00	2035
CW33	SMR Land Acquisition at Heddon Greta/Cliftleigh	$740,000.00	$7,400.00	2035
CW34	New off-road path on Bridge Street/Drinan Street/Cessnock Road (Branxton) - Railway Street to the New England Highway	$1,197,735.00	$11,977.35	2035
CW35	New off-road path on Wyndham St (Greta) - Evans St to Sale St (Greta)	$1,558,095.00	$15,580.95	2035
CW36	New off-road path on West Street (Greta) - High Street to URA	$1,234,695.00	$12,346.95	2035
CW37	New off-road path on Station St (Branxton) - New England Highway to Railway St	$1,009,470.00	$10,094.70	2035
CW38	Upgrade on-road conditions on Railway Street, Branxton	$749,595.00	$7,495.95	2035
CW39	Pathway on High Street or New England Highway to Greta Central Oval	$1,584,660.00	$15,846.60	2035

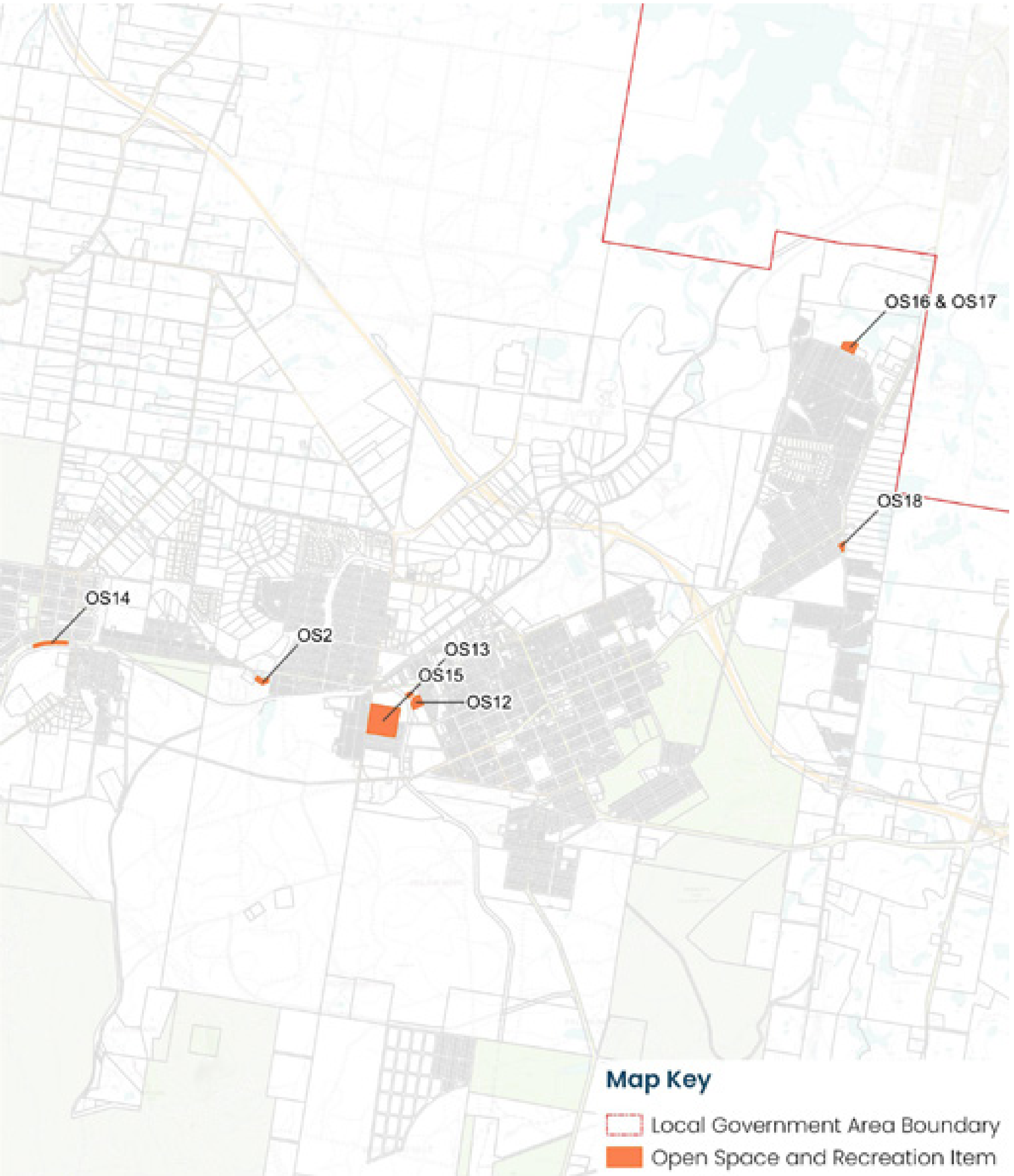
PROJECT ID	INFRASTRUCTURE PROJECT	PROJECT COST	DEVELOPMENT CONTRIBUTION	DELIVERY THRESHOLD
RW1	Colliery Street / Duffie Drive Aberdare Rd to Maitland Rd	$5,460,647.36	$54,606.47	2035
RW2	Oakey Creek Road (between Mount View Road and Ingles Lane), Road reconstruction (i.e. pavement strengthening and widening to two lanes)	$8,642,410.00	$86,424.10	2035
RW3	Ingles Lane (between Oakey Creek Rd and O'Connors Rd), Road reconstruction (i.e. construction of two lanes and pavement sealing, including intersections)	$3,325,940.00	$33,259.40	2035
RW4	O'Connors Road (between Ingles Lane and Wine Country Drive), Road reconstruction (i.e. reconstruction and widening to two lanes)	$11,313,728.00	$113,137.28	2035

Mapping - Schedule 3

Cessnock Area
Open Space and Recreation facilities



Kurri Kurri Area
Open Space and Recreation Facilities



Date Produced: 10 July 2024

Scale: 1 : 50,000

Reference : Kurri Kurri District Catchment

Coordinate System : Map Grid of Australia (MGA) Datum 94 Zone 56

Contact : 62-78 Vincent Street (PO Box 152) CESSNOCK NSW 2325 (02) 4993 4100 council@cessnock.nsw.gov.au

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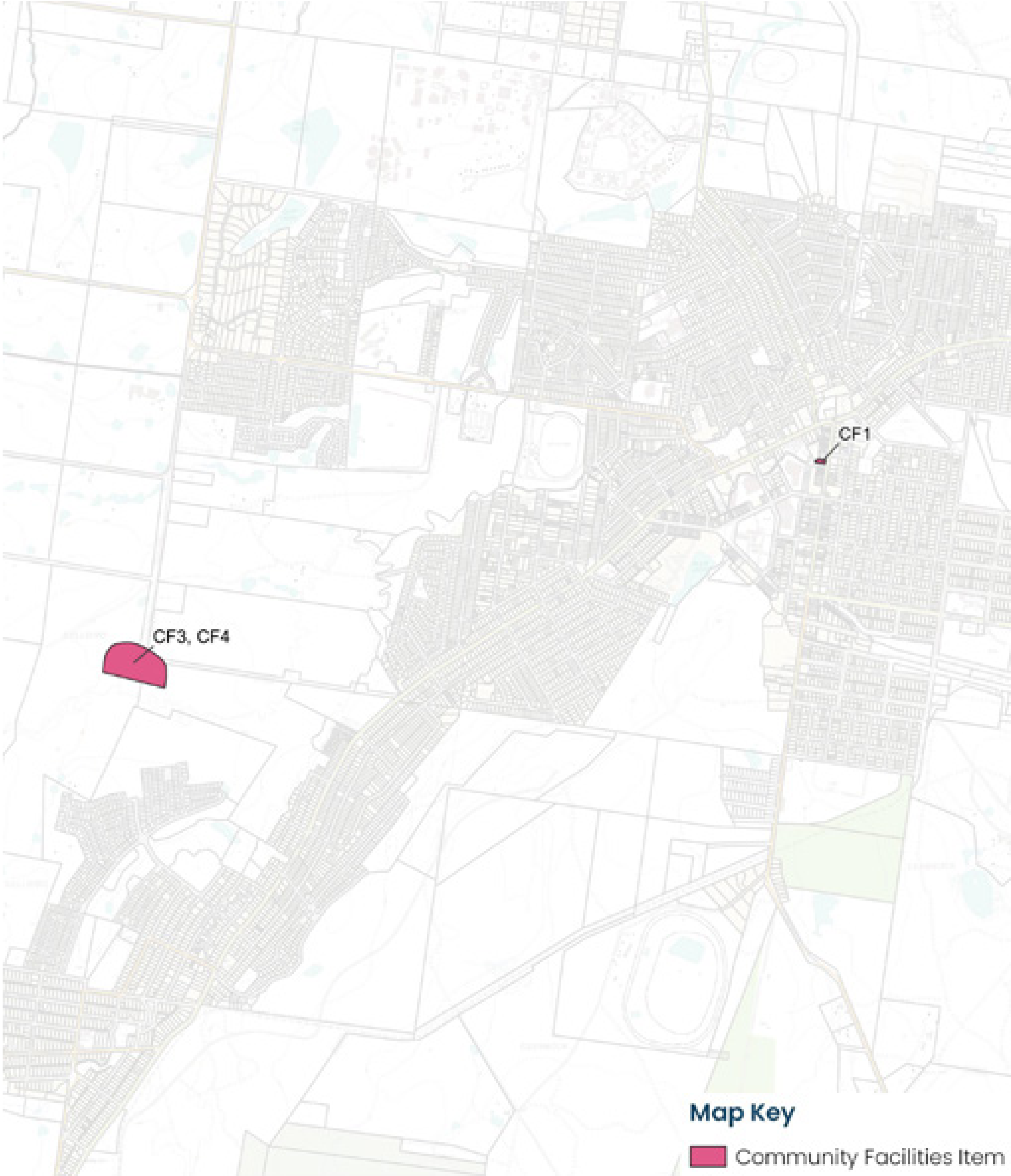
Cessnock Area
Community Facilities



Date Produced: 10 July 2024

Scale: 1 : 25,000

Reference : Cessnock District Catchment

Coordinate System : Map Grid of Australia (MGA) Datum 94 Zone 56

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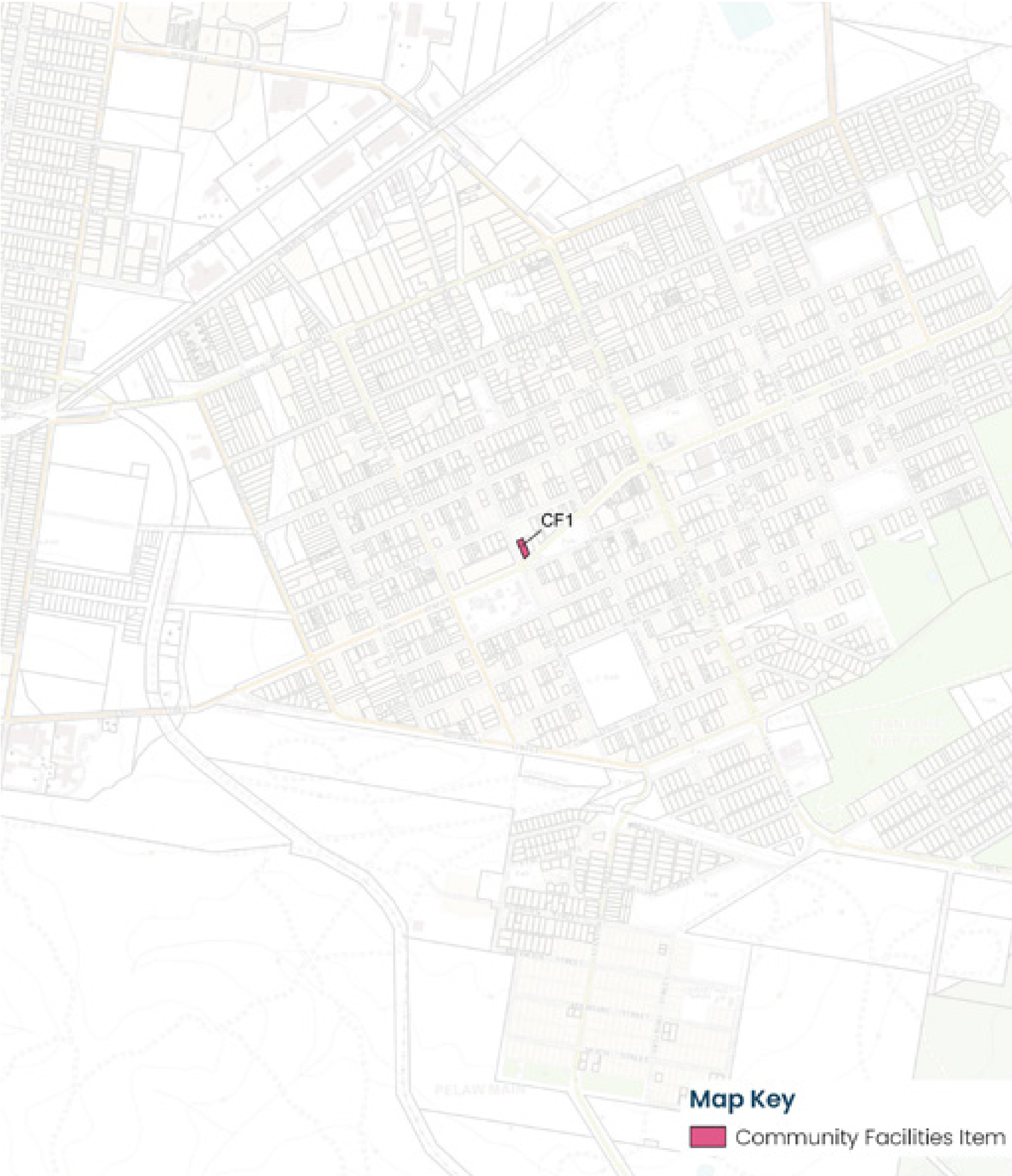
Kurri Kurri Area
Community Facilities



Date Produced:
10 July 2024

Scale:
1 : 15000

Reference :
Kurri Kurri District Catchment

Coordinate System :
Map Grid of Australia (MGA)
Datum 94
Zone 56

Contact :
62-78 Vincent Street
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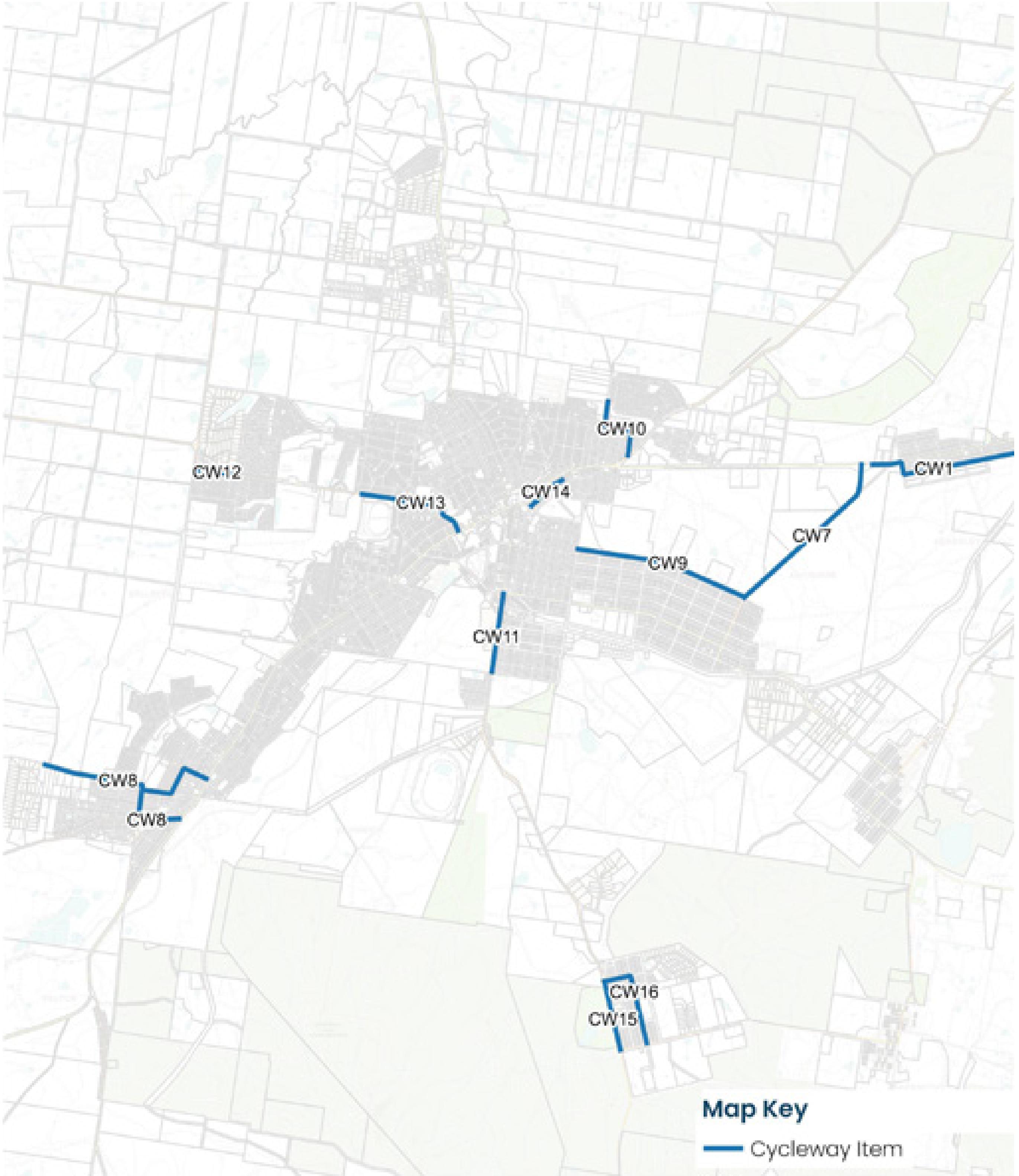
Spatial Services (2022)
Nearmap (2022)

Cessnock Area
Cycleway Facilities



Date Produced:
10 July 2024

Scale:
1 : 50,000

Reference :
Regional Catchment

Coordinate System :
Map Grid of Australia (MGA)
Datum 94
Zone 56

Contact :
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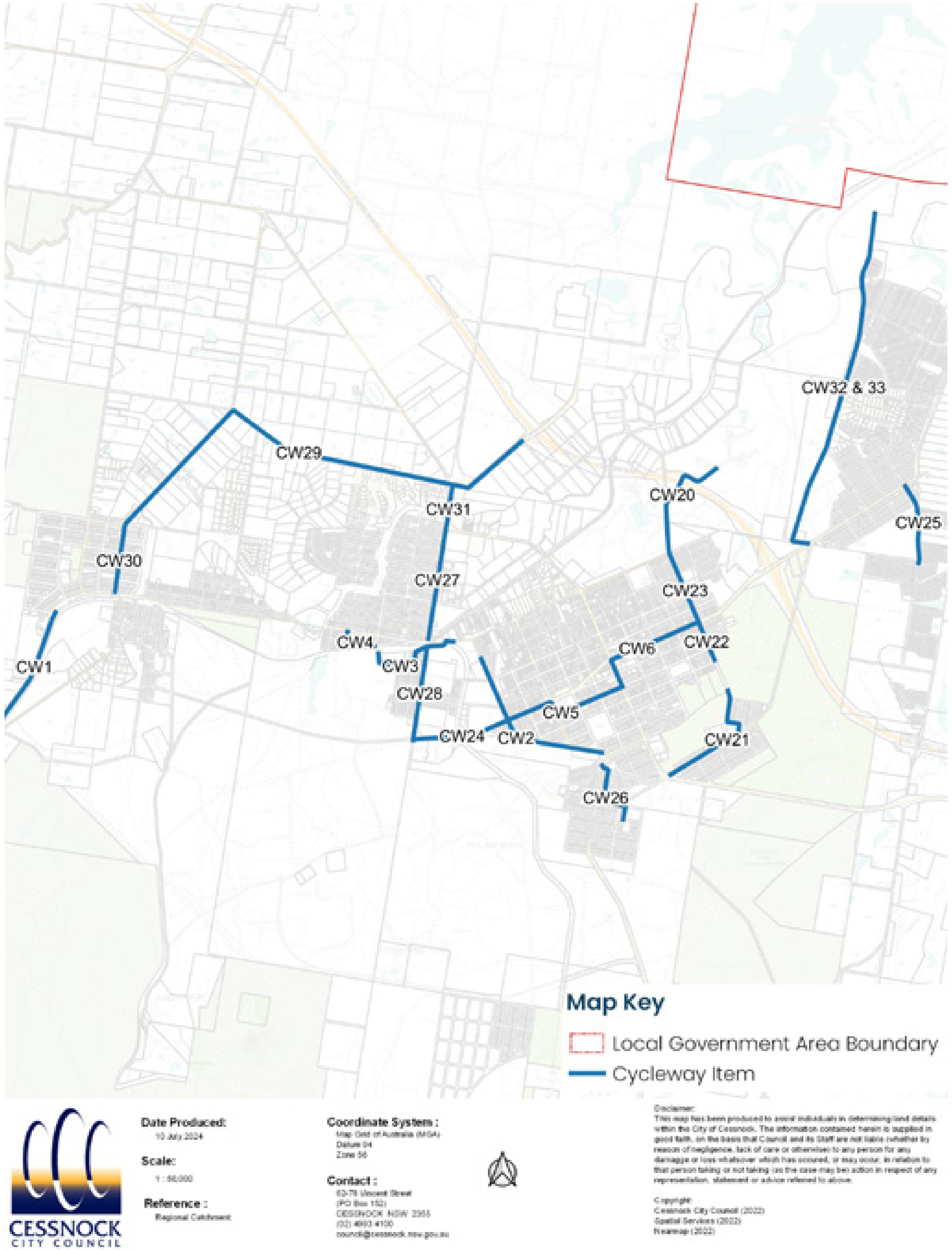
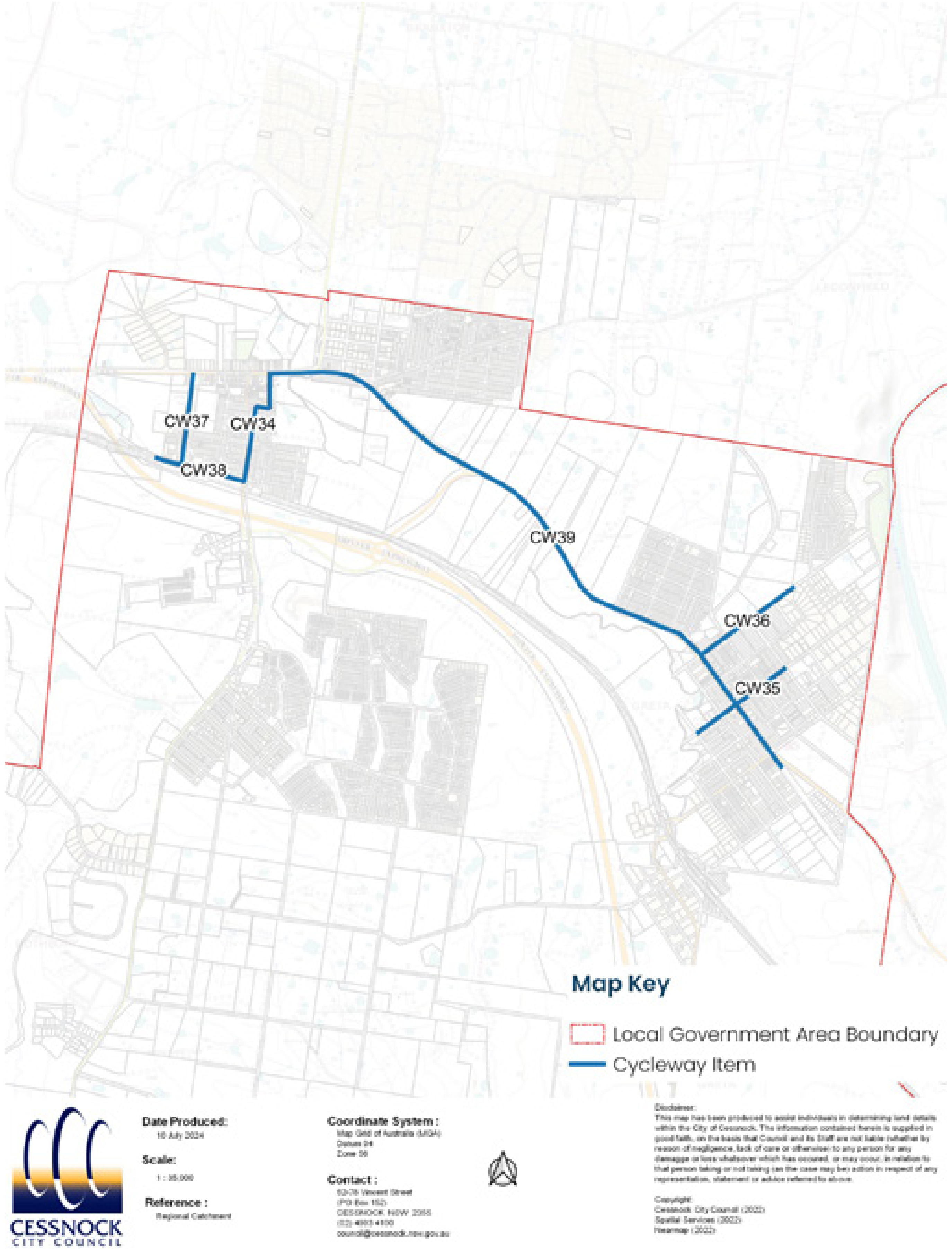
Nearmap (2022)

Kurri Kurri Area Cycleway Facilities

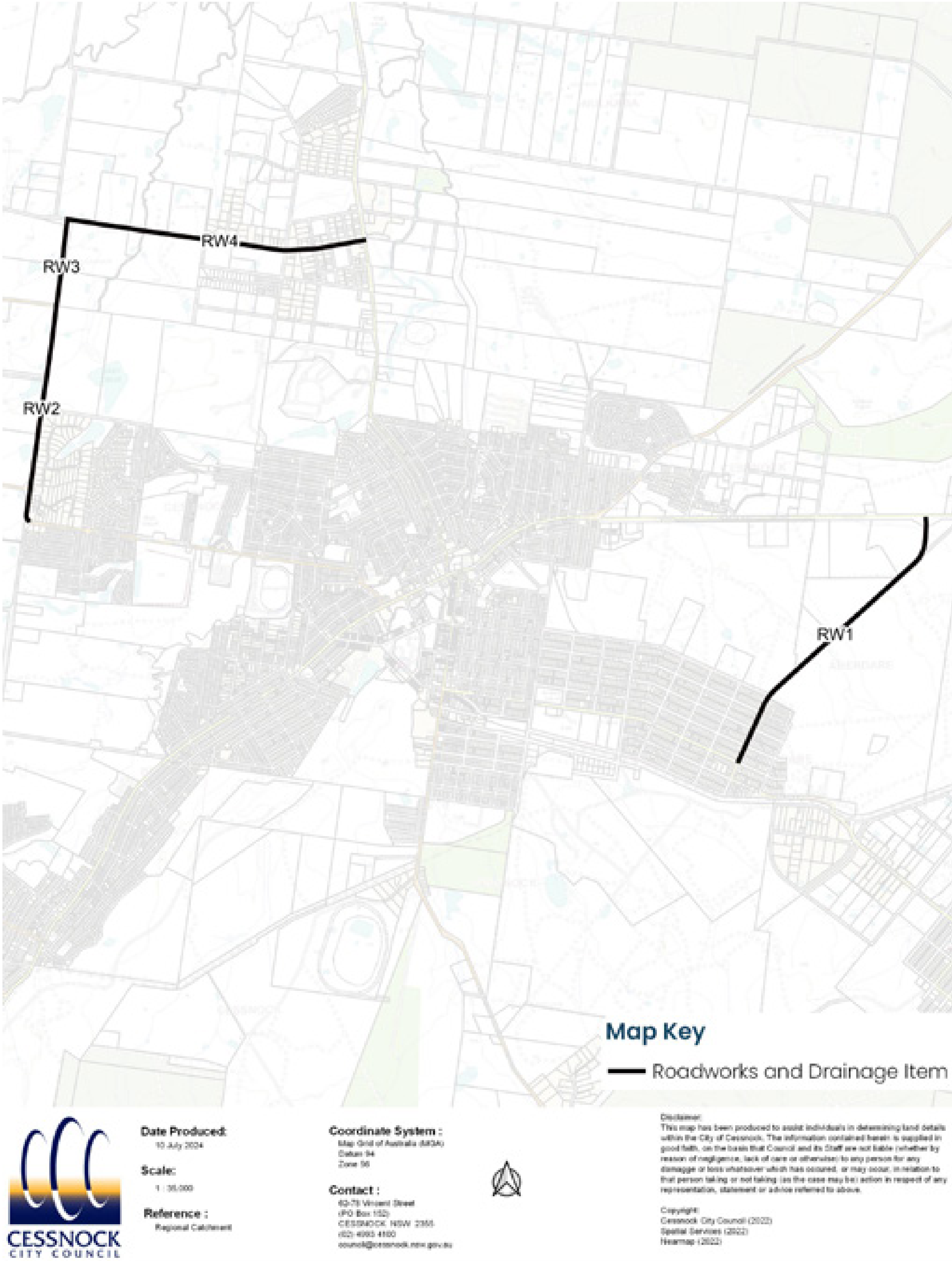


Branxton-Greta Area Cycleway Facilities



Rural West Area
Cycleway Facilities

Cessnock Area
Roadworks and Drainage



TOURISM, INDUSTRIAL AND COMMERCIAL DEVELOPMENT

Tourism, Industrial and Commercial Development

Works Schedule - Schedule 2

PROJECT NO.	DESCRIPTION	PROJECT COST	DEVELOPMENT CONTRIBUTION	DELIVERY THRESHOLD
1	Cessnock Commercial Masterplan (please refer to Council's website for masterplans)	$40,000,000	$1,000,000	2035
2	Kurri Kurri Commercial Masterplan (please refer to Council's website for masterplans)	$10,500,000	$1,000,000	2035
3	Branxton Commercial Masterplan (please refer to Council's website for masterplans)	$6,000,000	$500,000	2035
4	Weston Commercial Masterplan (please refer to Council's website for masterplans)	$4,700,000	$500,000	2035
5	Other Village Commercial Centres (please refer to Council's website for masterplans)	$1,000,000	$300,000	2035
6	Street Tree Planting	$1,500,000	$100,000	2035
7	Public Art	$500,000	$100,000	2035

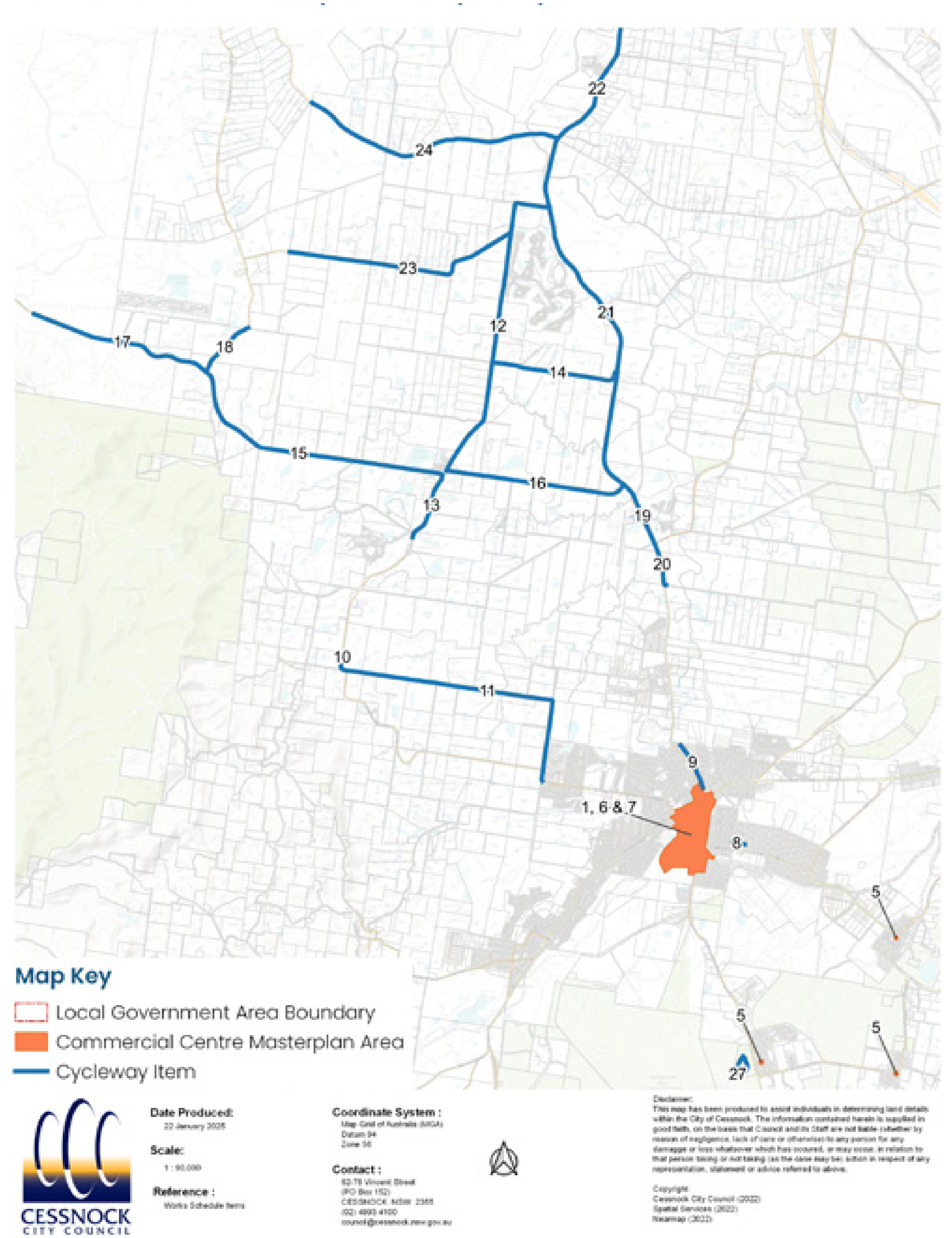
Pathway upgrades and cycleways

PROJECT NO.	DESCRIPTION	PROJECT COST	DEVELOPMENT CONTRIBUTION	DELIVERY THRESHOLD
8	Cessnock – Rawson St from Quarrybylong St to Brandis Street	$403,207.60	$120,962.28	2035
9	Cessnock – Church St	$1,803,088.55	$540,926.57	2035
10	Extension of McDonalds Rd cycleway to Oakey Creek Rd (0.2 km)	$474,705.00	$121,797.08	2035
11	New off road path - Oakey Creek Rd from McDonalds Rd to Mount View Rd (5.7 km)	$7,218,750.00	$2,136,652.08	2035
12	New off-road path – McDonalds Rd from Broke Rd to Wine Country Dr (6.3 km)	$8,730,645.00	$2,588,168.95	2035
13	New off-road path – McDonalds Rd from McDonalds Rd cycleway to Broke Rd (1 km)	$1,791,405.00	$515,146.83	2035
14	New off road path - Palmers Lane from McDonalds Rd to Wine Country Dr (2 km)	$3,864,393.78	$1,159,318.13	2035
15	New off road path - Broke Rd from McDonalds Rd to Hermitage Rd (5.6 km)	$7,811,265.00	$2,313,514.17	2035

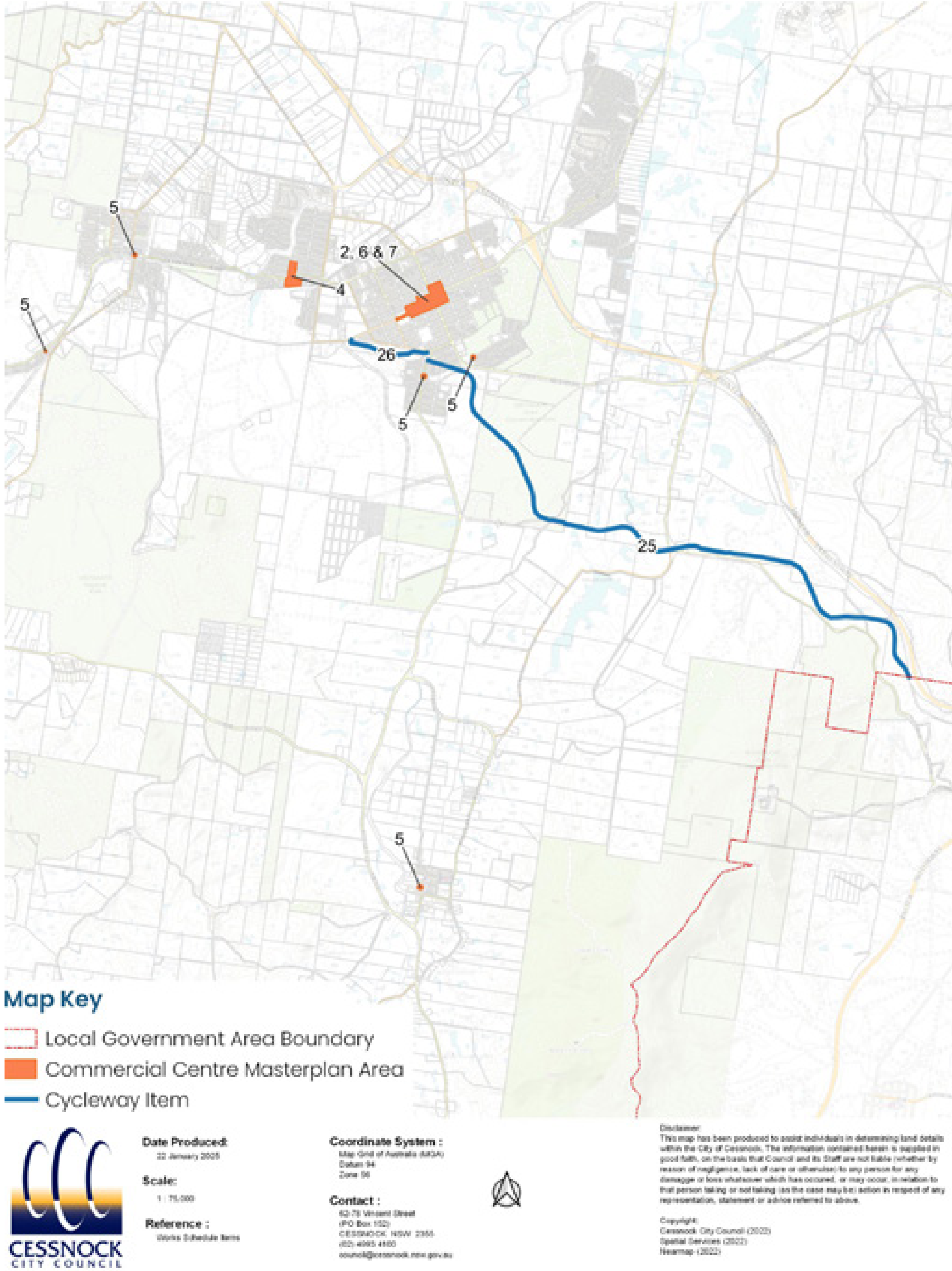
PROJECT NO.	DESCRIPTION	PROJECT COST	DEVELOPMENT CONTRIBUTION	DELIVERY THRESHOLD
16	New off-road path – Broke Rd from Wine Country Dr to McDonalds Rd (3.6 km)	$6,955,908.81	$2,086,772.64	2035
17	New on road connection – Broke Rd from Heritage Rd to Singleton LGA boundary (1.5 km)	$1,853,775.00	$533,779.14	2035
18	New off-road path – Hermitage Rd from Broke Rd to Deasys Rd (1.2 km) (Cessnock LGA boundary)	$4,650,030.00	$1,369,129.91	2035
19	New off-road path on Wine Country Dr (Lovedale to Pokolbin) from Lovedale Rd to Broke Rd (1.3 km)	$2,171,400.00	$507,751.66	2035
20	New on-road connection on Wine Country Dr - Lomas Lane - Lovedale Rd cycleway (2.7 km)	$5,231,000	$1,569,300	2035
21	New off-road path on Wine Country Dr from Broke Rd to Old North Rd (7.6 km)	$10,883,000	$3,264,900	2035
22	New on-road connection on Wine Country Dr from Old North Rd to Thomas St (4.7 km)	$9,083,000	$2,724,900	2035
23	New off-road path – Deasys Rd from McDonalds Rd to Cessnock LGA boundary (4.8 km)	$9,274,545.07	$2,782,363.52	2035
24	New off-road path – Old North Road from Wine Country Dr to Hermitage Rd (8.7 km)	$16,150,491.04	$5,745,147.31	2035
25	New off road path Richmond Vale Rail Trail (14.4 km)	$30,253,531.77	$7,661,555.69	2035
26	Kookaburra Trail (1.4 km)	$892,815.00	$182,127.28	2035
27	Kitchener Dam Loop Trail (0.9 km)	$577,500.00	$135,461.69	2035
28	Hunter River Nature Walk (0.9 km)	$577,500.00	$92,240.13	2035

Mapping - Schedule 4

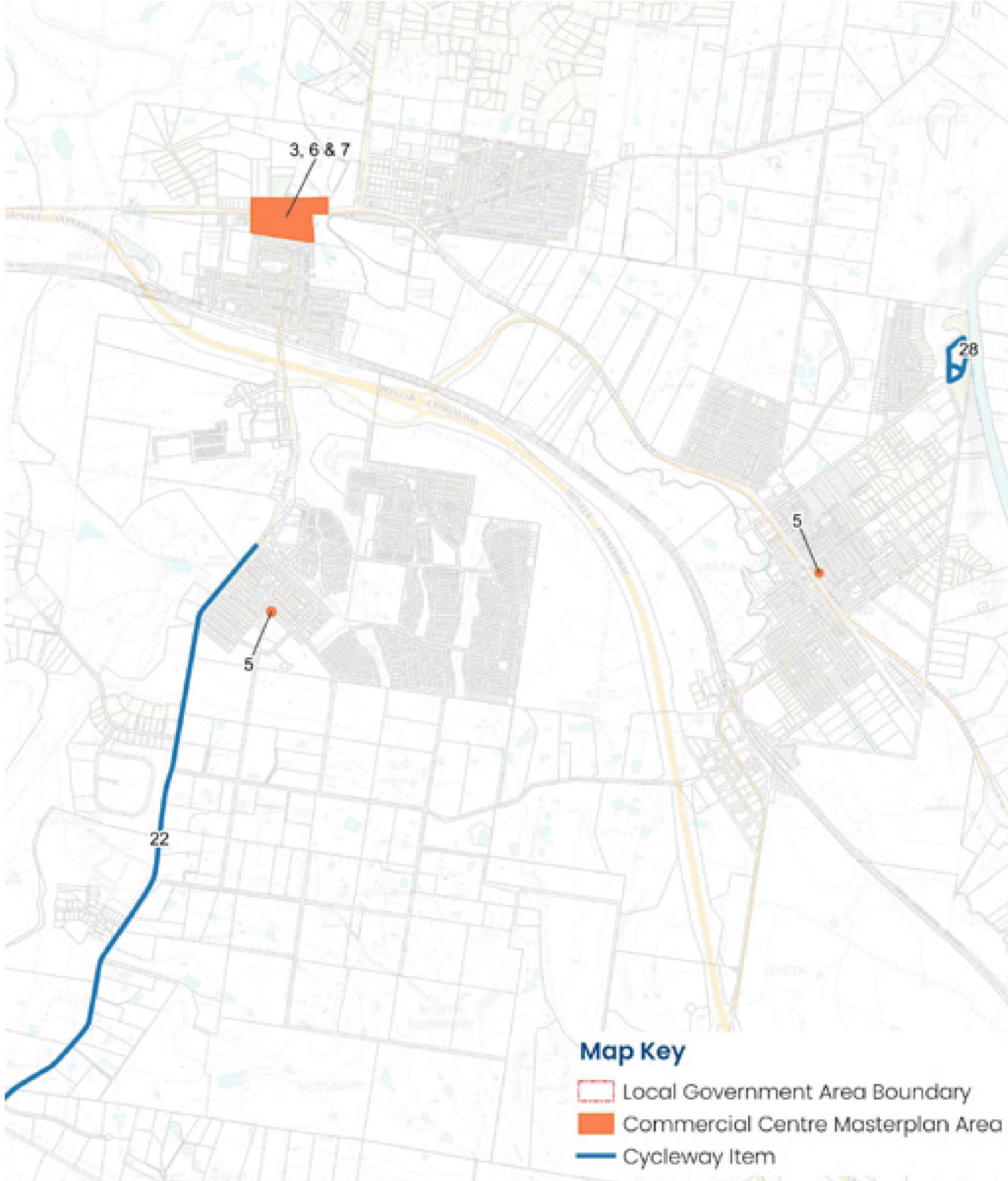
Cessnock Area
Cycleways and Commercial Centre Masterplans



Kurri Kurri Area
Cycleways and Commercial Centre Masterplans



Branxton-Greta Area
Cycleways and Commercial Centre Masterplans



Date Produced: 22 January 2025

Scale: 1 : 35,000

Reference : Works Schedule Items

Coordinate System : Map Grid of Australia (MGA) Datum 94 Zone 56

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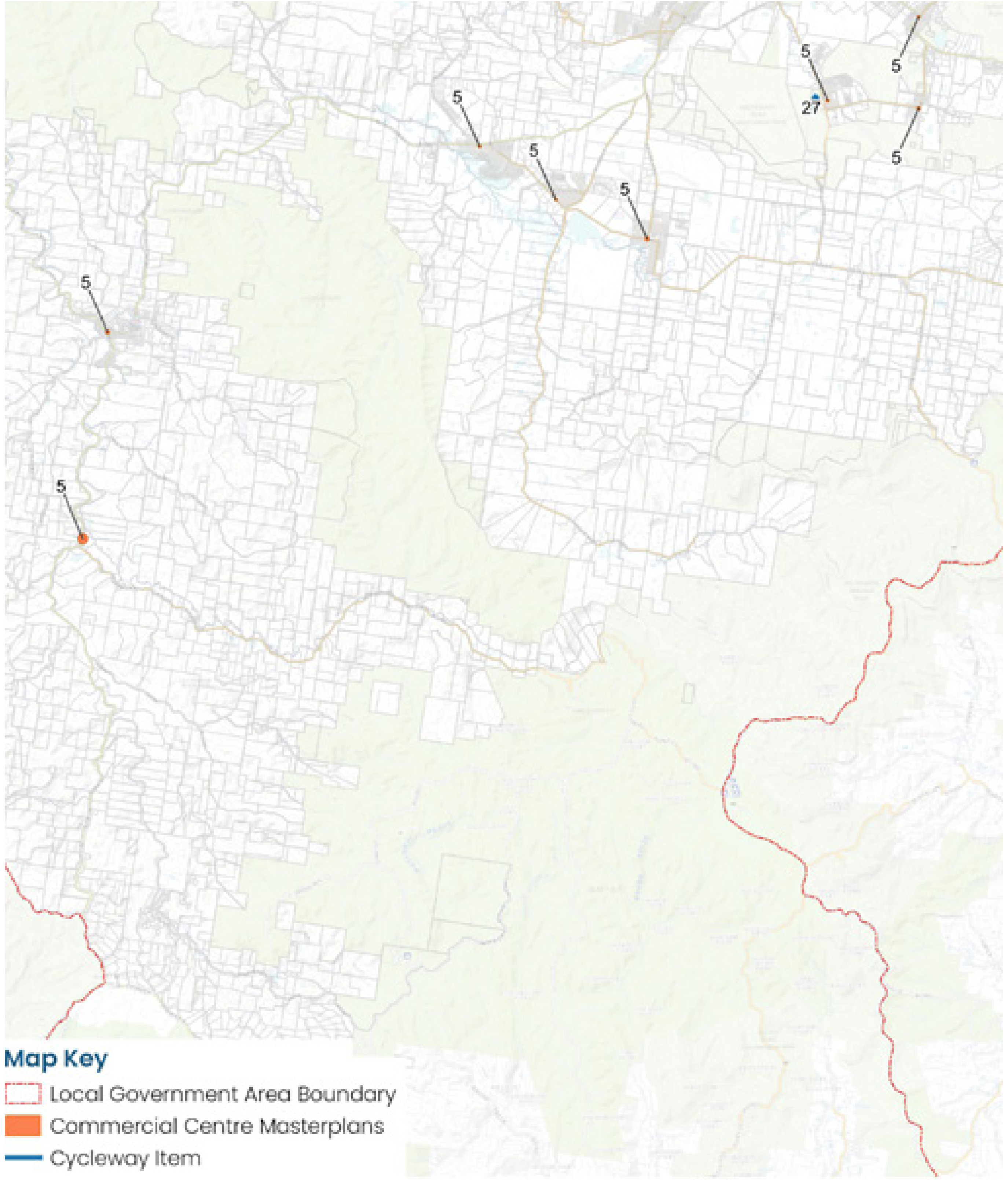
Rural West Area
Cycleways and Commercial Centre Masterplans



Date Produced: 22 January 2025

Scale: 1 : 145,000

Reference : Works Schedule Items

Coordinate System : Map Grid of Australia (MGA) Datum 94 Zone 56

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COST SUMMARY REPORT

Cost summary report

Schedule 5 - Development Costs less than $1,000,000

DA/CDC No:		Date:	
Applicant's name:			
Development address:			
Total cost of works:			
Description of development:			

Residential

Total Gross Floor Area	m^2
Total Site Area	m^2
Total Development Cost	$
Total Construction Cost	$
Total GST	$

Tourism, Industrial and Commercial

Demolition and alterations	$
Structure	$
External walls, windows and doors	$
Internal walls, screens and doors	$
Wall finishes	$
Floor finishes	$
Ceiling finishes	$
Fittings and equipment	$
Hydraulic services	$
Mechanical services	$
Fire services	$
Lift services	$
External works	$
External services	$
Other related work	$
Preliminaries and margins	$
Consultant fees	$
Other related development costs	$
Sub Total	$
Plus GST	$
Total development costs	$

I certify that I have:

- Inspected the plans the subject of the application for development consent/construction
- Calculated development costs in accordance with the definition of development costs in clause 208 of the Environmental Planning and Assessment Regulation 2021.
- All costs have been calculated in accordance with the Council's Building Cost Guide a copy of which is attached.
- Included GST in the calculation of development costs

Signature: ______________________

Name: ______________________

Position: ______________________

Qualifications: ______________________

Company: ______________________

Date: ______________________

Council will assess all costs for every application in line with the Average Value of Dwelling Builds in NSW – ABS Building Data released by the Australian Bureau of Statistics.
If costings do not align with these publications, Council will reassess the costings and levy contributions in line with any reassessment.

Schedule 6 - Development Costs equal or greater than $100,000,001

DA Number:		CDC No:	
CC Number:		Date:	
Applicant's name:			
Applicant's address:			
Development address:			
Cost of works:			
Description of development:			

Residential Development details

Gross Floor Area – Residential	m^2
Gross Floor Area – Garage	m^2
Gross Floor Area – other	m^2
Total Gross Floor Area	m^2
Total Site Area	m^2
Total Development Cost	$
Total Construction Cost	$
Total GST	$

Estimated details

Professional fees	$
% of Development Cost	%
% of Construction Cost	%
Demolition and/or Site Preparation	$
Cost per square metre of site area	$ /m^2
Construction – Residential	$
Cost per square metre of site area	$ /m^2
Fit out – Residential	$
Cost per square metre of site area	$ /m^2

Tourism, Industrial and Commercial Development

Gross Floor Area – Commercial	m^2
Gross Floor Area – Industrial	m^2
Gross Floor Area – Retail	m^2
Gross Floor Area – Tourism	m^2
Gross Floor Area – other	m^2
Gross Floor Area – Carparking	m^2
Total Gross Floor Area	m^2
Total Site Area	m^2
Total carparking spaces	
Total Development Cost	$
Total Construction Cost	$
Total GST	$

Professional fees	$
% of Development Cost	%
% of Construction Cost	%
Demolition and/or Site Preparation	$
Cost per square metre of site area	$ /m²
Construction – Commercial	$
Cost per square metre of site area	$ /m²
Construction – Industrial	$
Cost per square metre of site area	$ /m²
Construction – Retail	$
Cost per square metre of site area	$ /m²
Construction – Tourism	$
Cost per square metre of site area	$ /m²
Construction – other	$
Cost per square metre of site area	$ /m²
Construction – carparking	$
Cost per square metre of site area	$ /m²
Fit out – Commercial	$
Cost per square metre of site area	$ /m²
Fitout – Industrial	$
Cost per square metre of site area	$ /m²
Fitout – Retail	$
Cost per square metre of site area	$ /m²
Fitout – Tourism	$
Cost per square metre of site area	$ /m²
Fitout – other	$
Cost per square metre of site area	$ /m²

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Prepared an estimate of the development cost, inclusive of all elements of the build, in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the development costs in accordance with the definition of development costs in this plan
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2

Signature: ______________________

Name: ______________________

Position: ______________________

Qualifications: ______________________

Company: ______________________

Date: ______________________

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If costings do not align with these publications, Council will reassess the costings and levy contributions in line with any reassessment.

CESSNOCK CITY COUNCIL

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