

Regulatory, Planning and Assessment.MBisson/GMansfield
Reference: PB2020/00972
Phone: 02 4974 2000

16 March 2020

Tim Green
Planning Officer
Key Site Assessments
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Response by email: Tim.Green@planning.nsw.gov.au

Dear Mr Green

35 HONEYSUCKLE DRIVE NEWCASTLE - MIXED USE DEVELOPMENT (SSD-8999-MOD-3 & 4)

I refer to your email of 27 February 2020 advising that the applicant has submitted a response to the previous advice provided by City of Newcastle('CN') and inviting City of Newcastle ('CN') to comment. I also refer to your subsequent email exchanges in early March with Geof Mansfield, Principal Planner (Development) regarding this matter.

1. Modified Plans

It is noted that the applicant has submitted further modified plans dated 24 February 2020. However, a covering letter has not been provided which details the further modifications to the approved development.

2. Development Contributions

The Section 94A report dated 26 February 2020 prepared by Property Concept & Management refers to the previous modified plans. It is not clear if the reference to the '*cost of the proposed works as defined under the Section 94A Development Contributions Plan 2009*' means the calculation of the 'cost of the development' has been undertaken having regard to clause 25J of the *Environmental Planning and Assessment Regulations 2000*.

The Section 7.12 Newcastle Local Infrastructure Contributions Plan 2019 became operational on 9 September 2019 and repeals the Section 94A Development Contributions Plan 2009. There is a template for a Detailed Cost Report for development cost in excess of \$750,000 in the appendices of the Plan. The Plan is available on the Development portal of CN's website at www.newcastle.nsw.gov.au. It is recommended the applicant be required to use the above template to prepare a report on the latest modified plans.

Also, it has not been stated whether the estimated cost of the development has increased from that reported for the approved development. This was a matter raised in CN's previous advice.

If you have questions in relation to the above advice, please contact Geof Mansfield, Principal Planner (Development) on 4974 2767.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Michelle Bisson', with a stylized flourish at the end.

Michelle Bisson
MANAGER REGULATORY, PLANNING AND ASSESSMENT