

## Section 7.32 Affordable Housing Contributions – Rates



**Quarterly Indexation:** Current rates from 21 May 2025  
**Index rate:** 3.85% ([Sales tables December 2025 quarter](#)) released May 2026

Contribution rates are adjusted quarterly—subject to the Department of Communities and Justice releasing the Sales Report, to ensure they reflect the ongoing costs of providing affordable housing.

Rates will be adjusted with reference to movement in the median price for strata dwellings in Newcastle. The median strata price is published quarterly in the NSW Government’s Rent and Sales Report.

Suburb	Rate (\$/sqm GFA)
Adamstown	\$99.77
Adamstown Heights	\$85.97
Bar Beach	\$133.73
Beresfield	\$70.05
Birmingham Gardens	\$76.42
Broadmeadow	\$93.40
Carrington	\$93.40
Cooks Hill	\$133.73
Elemore Vale	\$67.93
Fletcher	\$64.74
Georgetown	\$82.79
Hamilton	\$106.13
Hamilton East	\$133.73
Hamilton North	\$106.13
Hamilton South	\$133.73
Islington	\$106.13
Jesmond	\$76.42
Kotara	\$85.97
Lambton	\$100.83
Maryland	\$78.54
Maryville	\$106.13
Mayfield	\$82.79
Mayfield East	\$82.79
Mayfeild West	\$74.29
Merewether	\$110.38
Merewether Heights	\$110.38
Minmi	\$71.11
New Lambton	\$100.83
New Lambton Heights	\$100.83
Newcastle	\$157.08
Newcastle East	\$157.08
Newcastle West	95.52
North Lambton	\$78.54
Rankin Park	\$80.66
Shortland	\$74.29

Suburb	Rate (\$/sqm GFA)
Stockton	\$101.89
Tarro	\$66.86
The Hill	\$131.61
The Junction	\$110.38
Tighes Hill	\$106.13
Wallsend	\$76.42
Warabrook	\$82.79
Waratah	\$76.42
Waratah West	\$76.42
Wickham	\$95.52

Identified Areas		
Area		Rate
Broadmeadow	A	\$340.69
	B	\$271.70
Stockton		\$402.25
Western Corridor*		\$318,404.10

\*Western corridor \$/ha of NDA