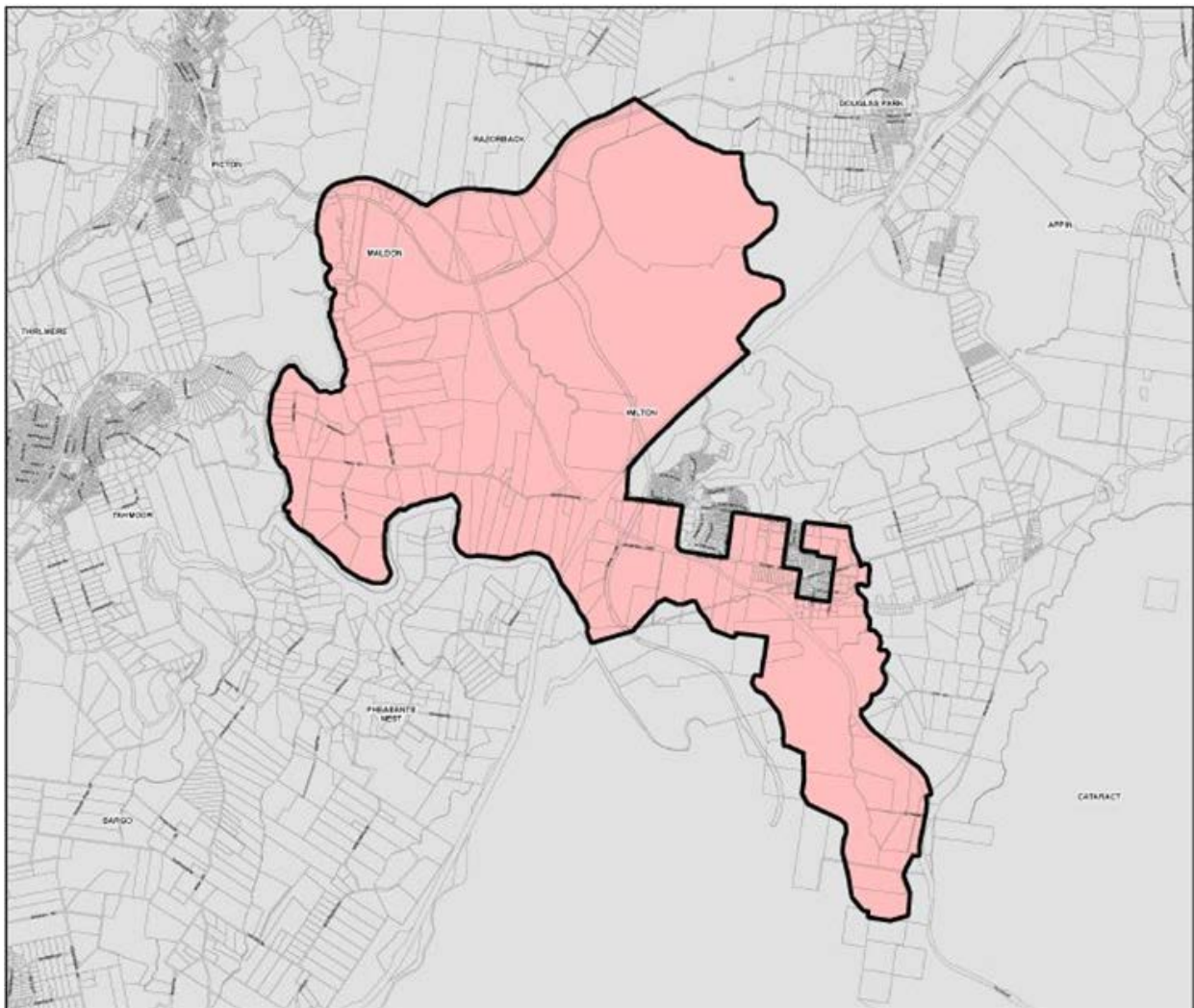


December 2019

## Wilton SIC

### Where does the proposed SIC apply?

The proposed special contribution area (SCA) is the boundary in which the SIC is intended to apply. The Special Contribution Area (SCA) for the Wilton SIC applies to five precincts in the Wilton Growth Area comprising Wilton town centre, Wilton North, West Wilton, South East Wilton and Maldon. The boundary aligns with the boundary of the Wilton Growth Area identified in the Wilton 2040 Plan, excluding Bingara Gorge and Wilton village. Should the planning objectives, growth expectations or infrastructure needs change over time, the infrastructure schedule and SIC rate may be reviewed and amended.



### What Infrastructure would the SIC include?

The proposed SIC for Wilton would provide \$771 million of funding from developers for infrastructure delivery over the next 30 years.

The proposed infrastructure schedule was developed in consultation with State government agencies and Council and has been informed by the technical studies and land use and infrastructure planning outcomes that underpin the Wilton 2040 Plan. The infrastructure proposed to be funded by the SIC includes:

- Roads, intersections, bridges and cycleway improvements – \$655 million
- Biodiversity conservation and regional open space – \$65 million
- Education – \$31.25 million
- Bus infrastructure – \$5 million
- Health facilities – \$750,000
- Emergency services – \$625,000
- Planning and delivery – \$14 million

### Who would be required to pay the SIC?

It is intended that anyone who is developing and delivering new residential lots or dwellings within the Wilton SCA. Tenants, small businesses and those buying existing houses would not be affected by the SIC.

Exemptions are proposed for development of social housing, seniors housing or affordable housing carried out by or on behalf of a community housing provider. The contribution would not apply to employment or commercial land, except for development in mixed-use zones where residential accommodation is provided.

The proposed SIC is not currently active and would only apply once the Minister for Planning and Public Spaces issues a determination. It would then be implemented through conditions of consent on approved development applications.

### What is the proposed SIC rate?

The SIC rate for Wilton has been proposed at \$59,274 per additional dwelling or lot within the SCA. The calculation of the proposed SIC rate has been informed by a Capacity to Pay Study, which considers the proposed growth in the precincts, development feasibility, development costs and other fees and charges including local contributions.

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