

December 2019

Greater Macarthur SIC

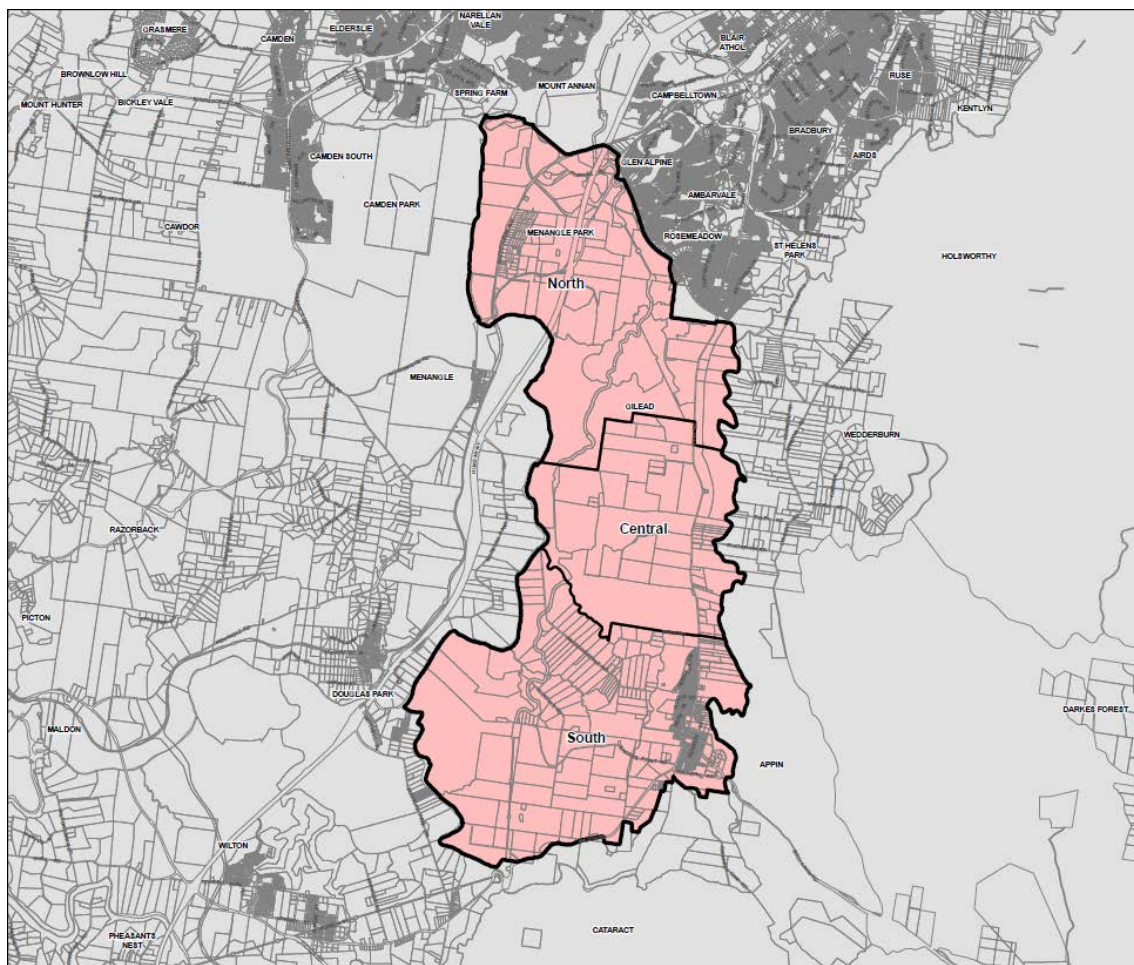
Where does the proposed SIC apply?

The proposed special contribution area (SCA) is the boundary in which the SIC is intended to apply. The proposed SCA covers the Greater Macarthur Growth Area, which contains the following precincts:

- Glenlee
- Menangle Park
- Gilead
- North Appin
- Appin

The proposed Greater Macarthur SIC has been informed by the *Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area*. Should the planning objectives, growth expectations or infrastructure needs change over time, the infrastructure schedule and SIC rate may be reviewed and amended.

Below is a map of the proposed SCA for the Greater Macarthur SIC.



What does the SIC pay for?

The draft Greater Macarthur SIC proposes to provide up to \$1.58 billion towards the delivery of key state and regional infrastructure to support the long-term growth in the Greater Macarthur Growth Area. The proposed infrastructure schedule was developed in consultation with State government agencies and Councils and has been informed by the technical studies and land use and infrastructure planning outcomes that underpin the *Greater Macarthur 2040: An Interim Plan for the Greater Macarthur Growth Area*. The infrastructure proposed to be funded by the SIC includes:

- Roads - \$1.23 billion
- Education - \$60 million
- Health - \$1.5 million
- Public Transport - \$96.25 million
- Open Space & Conservation - \$173.88 million
- Emergency Services - \$1.75 million
- Planning and delivery - \$23.39 million

Who would be required to pay the Greater Macarthur Growth Area SIC?

It is intended that anyone who is developing and delivering new residential dwellings within the proposed Greater Macarthur SCA would pay a SIC to the State Government. Tenants and small businesses would not be affected by the SIC.

Exemptions are proposed for development of public housing, seniors housing or affordable housing carried out by or on behalf of a social housing provider. The contribution would not apply to employment or commercial land, except for the residential component of development in mixed use zones.

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 are the proposed SIC rates?

There are three proposed SIC rates for the Greater Macarthur Growth Area:

- \$39,710 for Greater Macarthur North
- \$43,985 for Greater Macarthur Central
- \$43,432 for Greater Macarthur South

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.

Why are there three different SIC rates?

The three proposed SIC rates reflect the varying cost of infrastructure across the growth area.

© State of New South Wales through Department of Planning, Industry and Environment 2019. The information contained in this publication is based on knowledge and understanding at the time of writing December 2019. However, because of advances in knowledge, users are reminded of the need to ensure that the information upon which they rely is up to date and to check the currency of the information with the appropriate officer of the Department of Planning, Industry and Environment or the user's independent adviser.