

December 2019

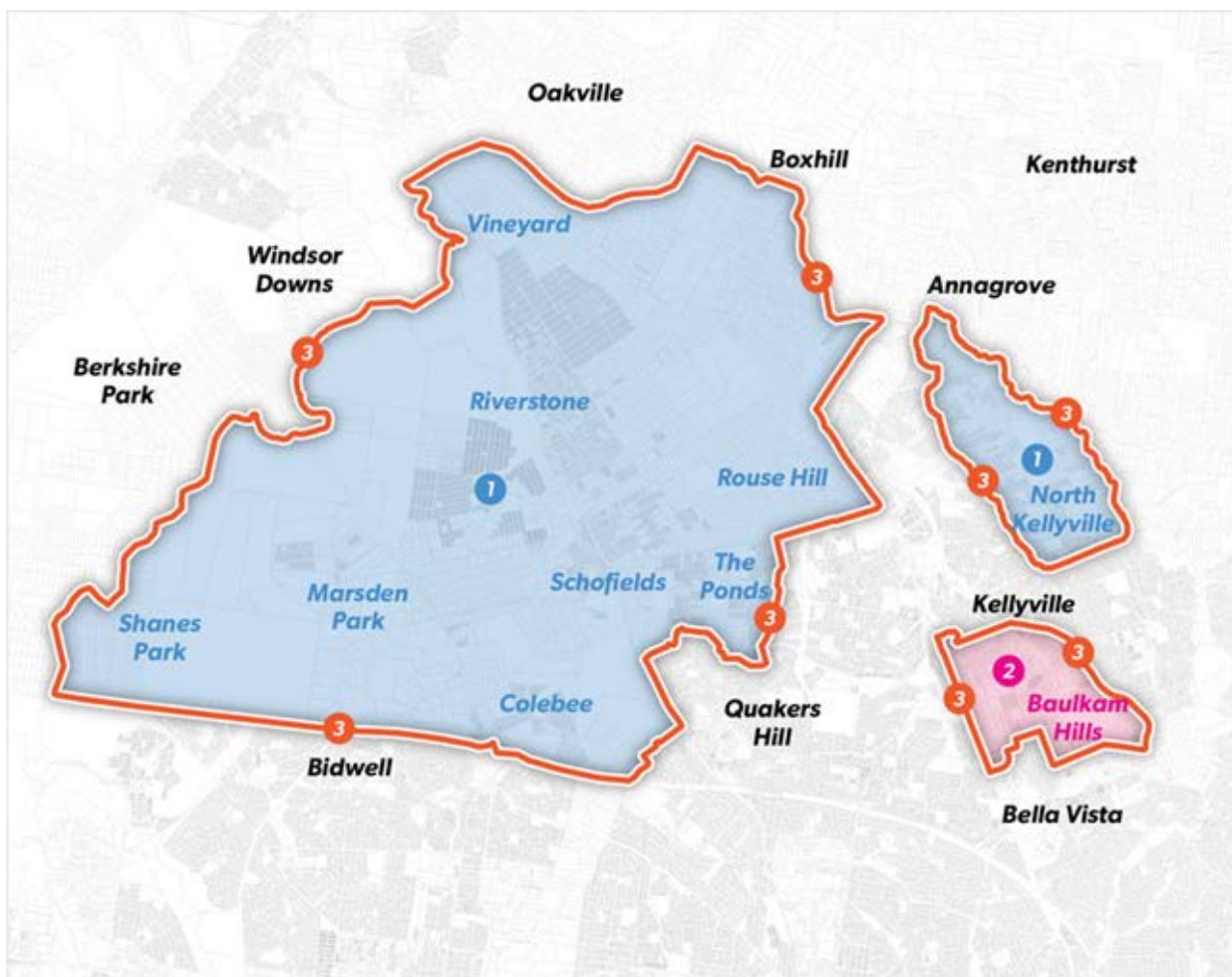
North West SIC

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 North West SCA covers the North West Growth Area and the Balmoral Road precinct. The proposed North West SIC has been informed by the North West Growth Area Land Use and Infrastructure Implementation Plan. Should the planning objectives, growth expectations or infrastructure needs change over time, the infrastructure schedule and SIC rate may be reviewed and amended.

Minor adjustments have been made to the Balmoral Road precinct boundary to reflect planning around the new Sydney Metro North West stations at Bella Vista and Kellyville. The proposed SCA is illustrated in the map below.

- North West Growth Area (labelled 1)
- Balmoral Road precinct in Baulkham Hills (labelled 2)
- North West Industrial Land (labelled 3)



Who would be required to pay the North West SIC?

Anyone developing or subdividing land for residential or industrial development in the proposed North West SCA may be required to pay a SIC.

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 proposed rate for the North West SIC would apply on a per-dwelling or per-lot basis for residential development. Charging a per-dwelling rate means contributions would be more closely aligned with the demand and pace of residential development.

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.

Category	Rate	Current Western Sydney SIC	Proposed North West SIC
Residential SIC			
1. North West Growth Area	per hectare net developable area	\$214,511	n/a
	per additional lot/dwelling	\$14,583 *	\$15,426
2. Balmoral Road precinct	per hectare net developable area	\$170,232	n/a
	per additional lot/dwelling	\$11,573 *	\$15,267 **
Industrial SIC			
3. North West Industrial Land (applies to all land identified in the SCA map)	per hectare net developable area	\$92,995	\$98,367

*The equivalent per additional dwelling rate based on an average density of 14.71 dwellings per hectare

**The Balmoral Road precinct residential rate excludes the costs associated with the original Growth Centres biodiversity certification

Why are there three separate rates for the North West SIC?

The Balmoral Residential SIC rate is slightly lower than the North West Residential rate as the land within this precinct is not subject to biodiversity conservation measures.

A per hectare net developable area rate would apply for industrial development in the North West Special Contribution Area (Category 3) to ensure infrastructure that connects people to jobs is funded and delivered.

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