

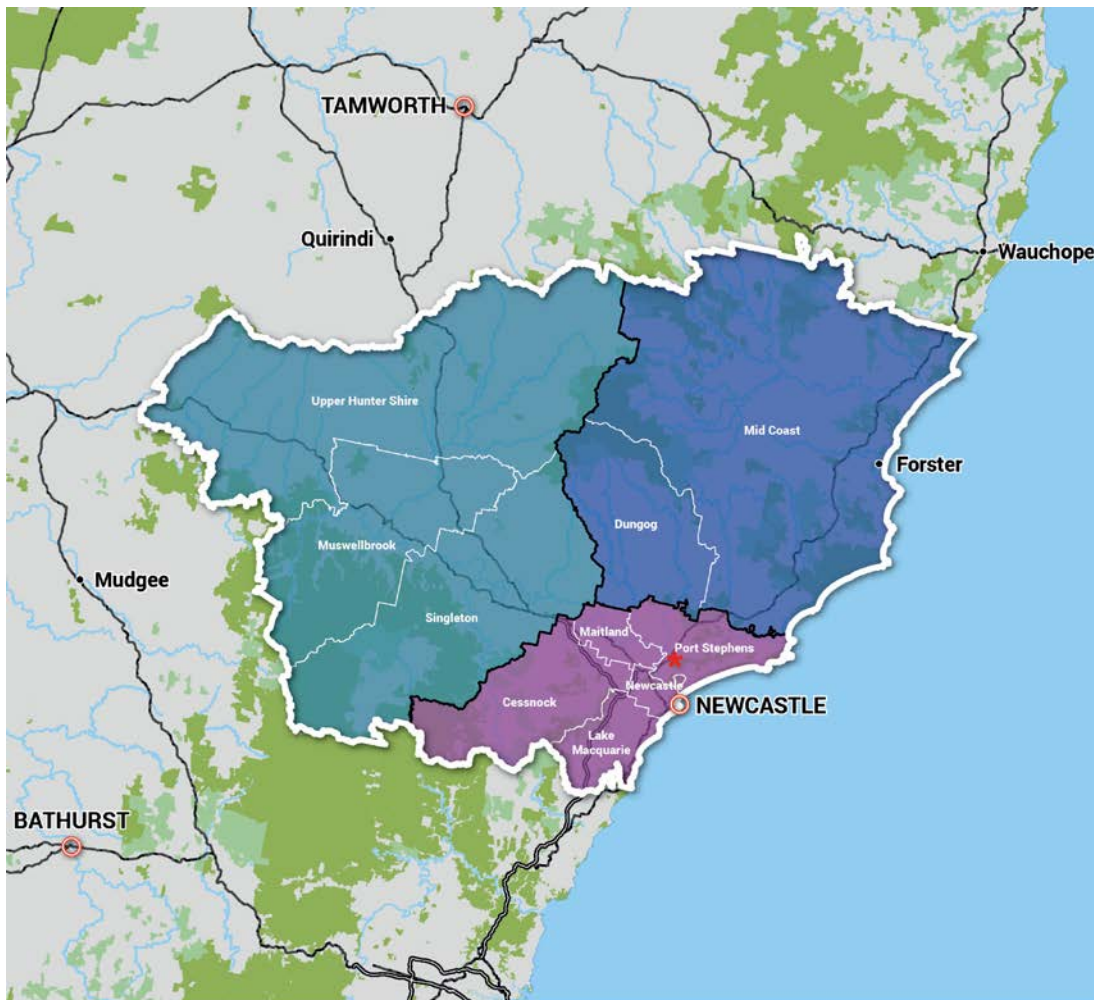
December 2019

Hunter SIC

Where would the proposed Hunter Region SIC apply?

There are three service catchment areas across the Hunter Region; Lower Hunter, Upper Hunter and the Mid-Coast as displayed in the map below.

These service catchment areas match the subregions identified in the Hunter Regional Plan 2036. Service catchments may have different contribution rates to reflect the varying levels of new infrastructure and development across the region.



What would the Hunter Region SIC pay for?

The Hunter Region SIC would help fund some of the key pieces of infrastructure needed to support a growing population in new land release development areas, including:

- state and regional roads
- schools
- health facilities
- emergency services facilities.

What development would the SIC rate apply to?

The Hunter Region SIC would apply to new land release residential and industrial development in areas that have recently been or are identified to be rezoned from a non-urban use, such as rural land, to an urban use such as residential and industrial.

Payment of a SIC would be required for any development that increases demand on infrastructure. This would include:

- subdivision of land which increases the number of residential lots
- the construction of new residential dwellings
- development of industrial sites in land release areas in the region.

Complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* would not be required to pay the SIC.

What is the proposed residential SIC rate?

The proposed SIC would apply different contribution rates for residential development across the three service catchment areas displayed in the map above.

Service Catchment Area	Proposed residential SIC rate, per lot or dwelling
Lower Hunter	\$9,857*
Mid-Coast	\$658
Upper Hunter	\$658

The proposed residential SIC rate has been calculated by considering feasibility, other fees and charges and in consultation with key stakeholders and delivery agencies.

*A discount would be applied to the residential SIC rate for the Lower Hunter for the first three years to transition from the contribution rates currently paid to the full rate. The phased discount would be as follows:

Year 1: \$8,871 per lot or dwelling

Year 2: \$9,167 per lot or dwelling

Year 3: \$9,561 per lot or dwelling

Year 4: \$9,857 per lot or dwelling

What is the proposed industrial SIC rate?

The Hunter Region SIC would also apply a charge for industrial development in the Lower Hunter service catchment area. The industrial SIC rate for the Lower Hunter would be \$34,197 per hectare of Net Developable Area.

The industrial SIC rate does not apply to the Mid-Coast and Upper Hunter catchment areas.

The proposed industrial SIC rate was calculated by considering feasibility, other fees and charges and in consultation with key stakeholders and delivery agencies.

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