

How does a Special Infrastructure Contribution work for Planned Precincts and Growth Areas?

1. Planning & Consulting



Planned Precinct identified

An area that has planned population and job growth, and land development potential.

Consultation

Community, landowners, councils, developers, government agencies and other stakeholders are consulted to develop the Precinct Plan and land is rezoned to allow for development.



SIC is drafted

The Department of Planning and Environment, in consultation with councils and government agencies, identifies: the infrastructure schedule - the planned infrastructure that can be funded by SIC, and the levy - how the cost will be shared across new developments.



Consultation

The draft SIC is put on public exhibition, during which time community, landowners, councils, developers, government agencies and other stakeholders can provide feedback and submissions through the Department website.



2. Contribution



SIC is determined

Once feedback is considered, the Minister makes the determination and the SIC levy will now apply to new developments in the contribution area.



Development application to council

Local councils consider the development application and direct the proponent to pay the SIC to the Department.



Contribution is made

Developers may pay the SIC levy to the Department or build a piece of infrastructure identified in the infrastructure schedule.

3. Delivery



New homes

Newly developed homes are sold to buyers at market value. The cost of the SIC should not be passed on to buyers.



New infrastructure

The Department coordinates councils, government agencies including Transport for NSW, Roads and Maritime Services, Education, and Health, to deliver SIC-funded infrastructure and regional open space.



Community revitalised

New homes, jobs and facilities for a growing community.

Special Infrastructure Contributions pay for:

	Schools
	Regional roads
	Regional open space
	Emergency services
	Bus infrastructure
	Regional cycleways
	Regional pedestrian paths
	Health facilities

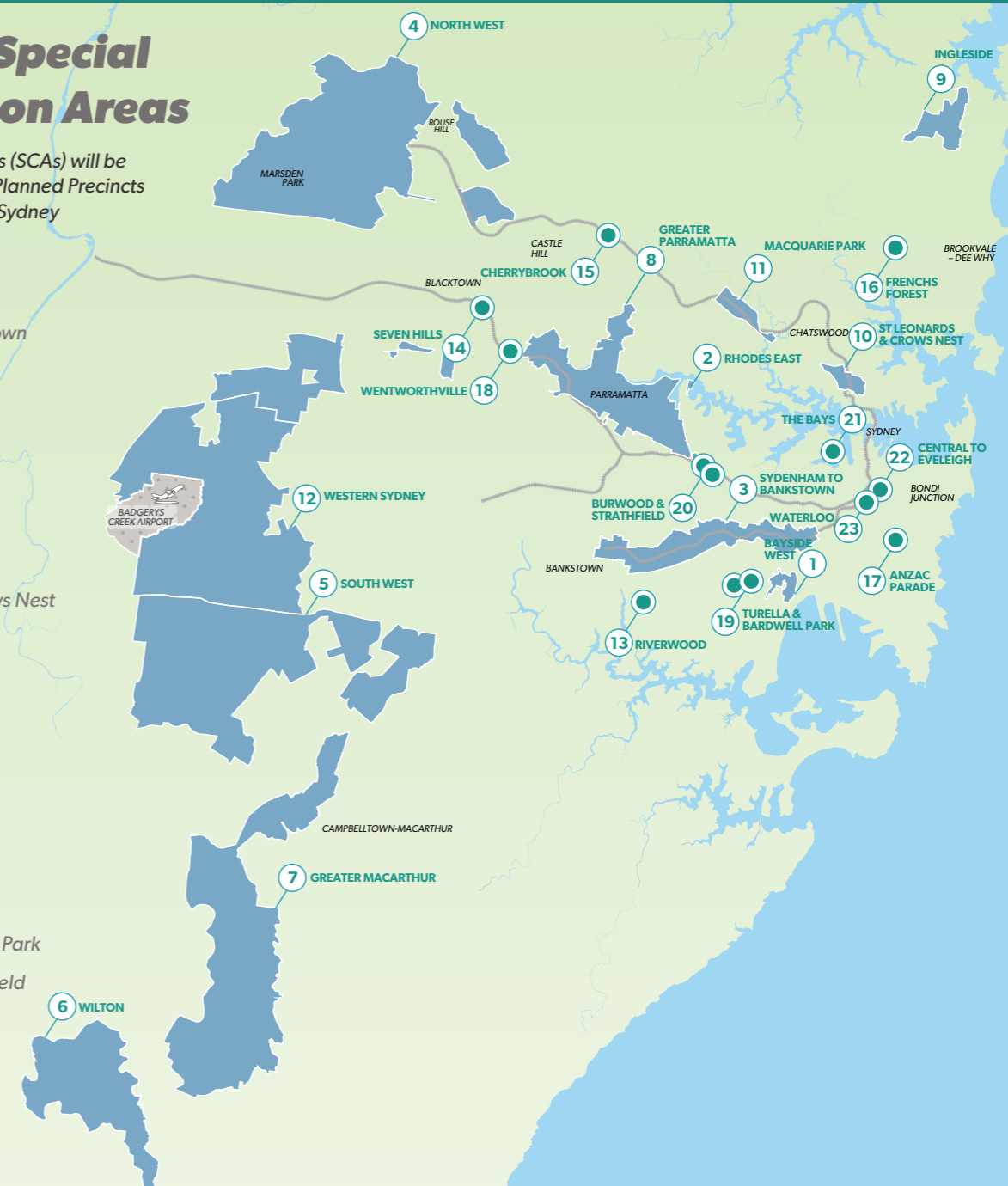
Benefits of the SIC scheme: Landowners, the wider community, councils and developers will all benefit from the proposed scheme.

- The new framework will ensure a **coordinated approach** and funding for the **timely delivery of infrastructure to support growth** across Sydney.
- SICs offer **certainty for the community** and **transparency for developers** about funding and infrastructure delivery.
- The whole community** will benefit from new and upgraded facilities such as **schools, roads, open space, pedestrian connectivity and cycleways, and health and emergency services.**
- The development process will be streamlined** as developers/landowners will no longer be required to enter a Voluntary Planning Agreement with the Minister for each planning application, and will have the option to pay the levy or build infrastructure as works-in-kind.

Proposed Special Contribution Areas

Special Contribution Areas (SCAs) will be applied to all nominated Planned Precincts and Growth Areas across Sydney

- Bayside West
- Rhodes East
- Sydenham to Bankstown
- North West
- South West
- Wilton
- Greater Macarthur
- Greater Parramatta
- Ingleside
- St Leonards and Crows Nest
- Macquarie Park
- Western Sydney
- Riverwood
- Seven Hills
- Cherrybrook
- Frenchs Forest
- Anzac Parade
- Wentworthville
- Turrella and Bardwell Park
- Burwood and Strathfield
- The Bays
- Central to Eveleigh
- Waterloo





Proposed Rhodes East Special Infrastructure Contributions

Developer funding to help timely infrastructure delivery

A draft **Special Infrastructure Contribution (SIC)** scheme is proposed to help fund the costs of new and upgraded state and regional infrastructure required to shape the vision in the draft Precinct Plan for Rhodes East. The SIC will be paid by developers and/or landowners who have benefited from the rezoning as part of the development application (DA) process and paid to the Department of Planning and Environment.

The **Infrastructure Schedule** is a list of the key pieces of infrastructure required to support new development that can be funded by the SIC scheme. The **SIC levy** is the per-dwelling or per-lot portion of the total cost of the Infrastructure Schedule.

The Department will consult with other State Government agencies and City of Canada Bay Council to determine the timing of project delivery, considering current and forecast development rates and infrastructure capacity.

What is the SIC levy for Rhodes East?

The government's estimate of the total cost of state and regional infrastructure delivery that can be funded by SICs to support new homes in Rhodes East is \$74.8 million. The SIC levy proposed is \$21,943 per additional dwelling or lot for:

- Regional Roads – \$18.3M
- Land and work for schools – \$20.9M
- Regional cycling and pedestrian facilities – \$25.4M
- Regional open space – \$9.1M
- Planning and delivery costs – \$1.1M.

When will the Rhodes East SIC be applied?

The Rhodes East SIC is a draft policy, and can only be applied following a Ministerial Determination. The Minister for Planning will consider the outcomes of consultation before making the Determination.



Rhodes East identified as Planned Precinct

Precinct Plan for Rhodes East drafted and on exhibition for feedback

SIC drafted to help fund delivery of the Rhodes East Precinct Plan

WE ARE HERE
Rhodes East draft SIC is currently on exhibition. Feedback and submissions will be open for three months

Determination by Minister for Planning, Rhodes East SIC is now payable



Rhodes East Draft Infrastructure Schedule

ROADS

R1 Concord Road upgrades | Cost estimate: \$3,700,000
Streetscape improvements including:

- Road and shared road surface treatments (line marking, pedestrian wayfinding)
- Pavements and in-ground service works, eg. electricity cabling
- Planting and rain gardens (infrastructure, blended with the environment, to collect rainwater-runoff)
- Street furniture, including benches, sculptures.

R2 Concord Road / Averill Street intersection upgrade | Cost estimate: \$14,600,000

- New left-turn lane
- Extension of right-turn bay
- New pedestrian bridge across Concord Road

IMPROVEMENTS FOR PEDESTRIANS AND CYCLISTS

P1 Blaxland Road upgrade including cyclepath | Cost estimate: \$5,650,000

- Surface treatments (line marking, pedestrian wayfinding)
- Pavements and in-ground service works, eg. electricity cabling
- Planting and rain gardens (infrastructure, blended with the environment, to collect rainwater-runoff)
- Street furniture, including benches.

P2 Railway overpass – see optional locations of P2a or P2b marked on map | Cost estimate: \$3,500,000

- New pedestrian bridge over railway line

P3 Pedestrian and cyclist land bridge construction | Cost estimate: \$16,400,000

- New pedestrian and cyclist land bridge link to Mcllwaine Park.

OPEN SPACE AND SOCIAL INFRASTRUCTURE

OS1 Leeds Street Foreshore embellishment including Blaxland Road terminus (north end) and Leeds Street to foreshore pedestrian connections | Cost estimate: \$9,100,000

- New foreshore and plaza area, improving access to new cafes, shops and ferry wharf
- Surfacing
- Planting – new trees, planter boxes and other landscaping.

EDUCATION

E1 Potential new primary school land and building shell
Cost estimate: Primary education contribution: \$15,800,000. Secondary education contribution: \$5,100,000

- The Department of Education and Training will determine whether funds will be used to upgrade existing education facilities or to build new infrastructure.

Have your say on the SIC

We welcome your feedback on the draft Special Infrastructure Contribution for Rhodes East including the proposed levy of \$21,943 per additional dwelling or lot.

To provide feedback, for more information and to view the Minister for Planning's draft Determination, visit planning.nsw.gov.au/rhodeseast. Submissions will close on 7 March 2018.