

26 February 2018

NSW Department of Planning

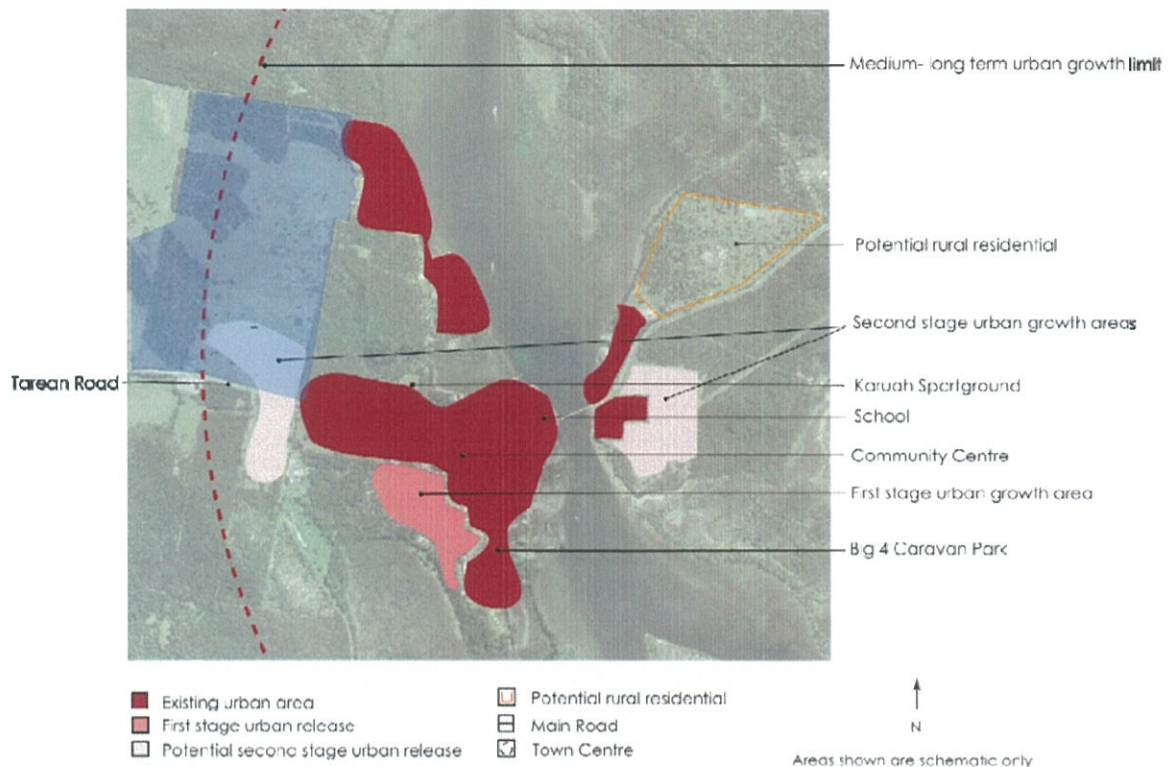
Online submission: <http://planspolicies.planning.nsw.gov.au>

### Submission in relation to the draft Hunter Region Special Infrastructure Contribution

We wish to make a submission to the draft Hunter Region Special Infrastructure Contribution (draft Hunter SIC) currently on public exhibition, with a specific focus on the equitable application of infrastructure charges to all new development.

The draft approach proposes a Lower Hunter contribution rate of \$10,664 per lot or dwelling. As the owners of land identified for future urban purposes within the Karuah Growth Strategy and additional adjacent, relatively unconstrained land holdings (area shaded blue in Figure 2), we raise concerns that the proposed contribution rate is too high and will jeopardise development feasibility for new land release developments.

Figure 2. Staging and land release

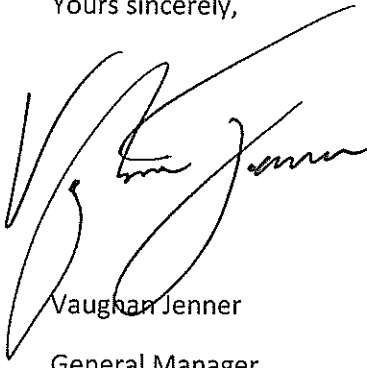


(Source: Karuah Growth Strategy)

The application of a SIC levy needs to be equitable, noting that the demand for regional services and infrastructure is generated from both infill and greenfield development. Consequently, it is requested that the Hunter SIC require all new development (both greenfield and infill) to contribute to the provision of necessary infrastructure.

We thank you for considering our submission and would welcome the opportunity to meet with you to discuss future land release opportunities in Karuah.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Vaughan Jenner', written over a large, stylized, looped mark that resembles a large 'V' or a stylized 'J'.

Vaughan Jenner  
General Manager