

Gosford City Centre Special Infrastructure Contribution

Implementation Guide

October 2018

Gosford City Centre SIC explained

The Gosford City Centre Special Infrastructure Contribution (SIC) is a mechanism to collect financial contributions from new development to help fund State and regional infrastructure. SIC is collected from new development within the Gosford City Centre, through the development approval process.

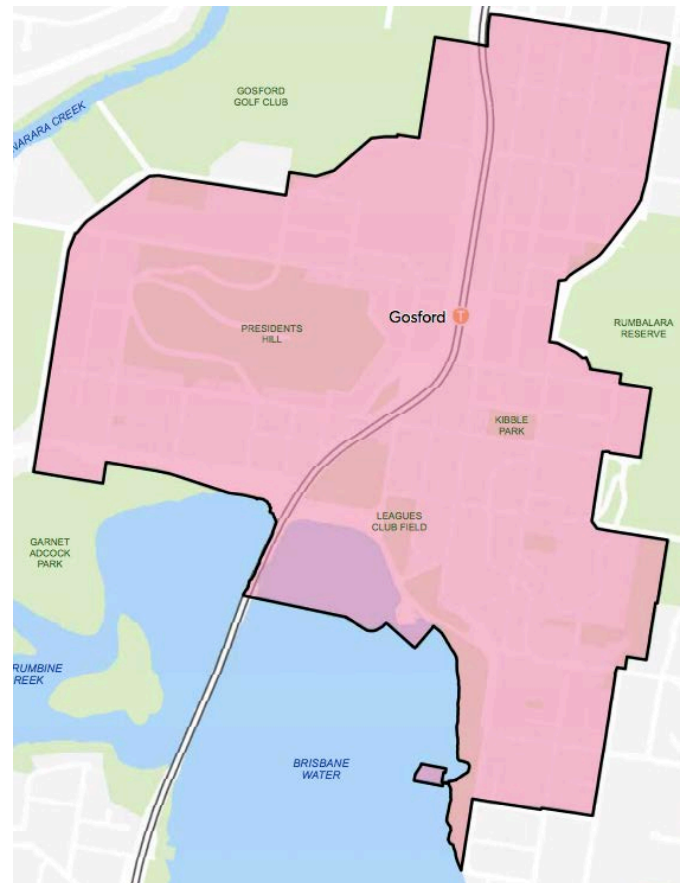
The Gosford City Centre SIC is one of the delivery mechanisms supporting the Gosford City Centre Revitalisation Initiative. The Gosford City Centre SIC has been developed alongside other delivery mechanisms such as the Gosford City Centre State Environmental Planning Policy and Development Control Plan. Combined, these mechanisms are designed to help revitalise Gosford City Centre, bringing investment, new residents, business, tourism and cultural activities.

The SIC charge rate

The Gosford City Centre SIC determination requires a levy of 2% of the cost of development for all new development on residential and business zoned land. It is only applied to development that costs \$1 million or more.

Area where the SIC applies

The Gosford City Centre SIC applies to new development in the Gosford City Centre Special Contributions Area. The map shows this area.



Gosford City Centre Special Contributions Area

Gosford City Centre Special Infrastructure Contribution

Implementation Guide

October 2018

The Gosford City Centre SIC is not required for development that is for demolition only. SIC is also not required for development that is for a designated community purpose. This is development for any of the following purposes:

- School
- TAFE establishment
- Emergency services facility
- Health services facility owned or operated by a public authority
- Passenger transport facility
- Place of public worship
- Public open space
- Public utility undertaking
- Bus depot
- Recreation area
- Public amenities or public services, where development contributions are required in relation to a local development contributions plan
- Infrastructure for which a contribution may be required to be made under the Gosford City Centre SIC determination
- Public housing
- Seniors housing, if carried out by or on behalf of a social housing provider
- Affordable housing

Differences between Local and State contributions

Local contributions will continue to be collected for local infrastructure at a rate of 1% of the development costs. Money collected by Central Coast Council will go exclusively towards funding local infrastructure for Gosford City Centre. Council's threshold value for collection for their local contribution plan will remain for development costing more than \$250,000.

For State and regional infrastructure, the SIC has a higher threshold of collection for development costing \$1 million or more, which reflects the regional infrastructure's relationship with large-scale growth. The SIC is not intended to levy minor development such as alterations and additions, or for development that is for demolition only.

The Department of Planning and Environment will continue to work with Central Coast Council, agencies and infrastructure providers to align infrastructure needs and priorities, including public domain improvements for Gosford City Centre.

The diagram following outlines further detail on infrastructure thresholds and rates of collection for local and State infrastructure contributions.

Gosford City Centre Special Infrastructure Contribution

Implementation Guide

October 2018

Thresholds and rates for Local and State Contributions

	Local Infrastructure Contributions	Special Infrastructure Contributions
A development with Development Costs of <\$250,000	No Local Infrastructure Contribution required	No Special Infrastructure Contribution required
A development with Development Costs of \$250,000 - \$999,000	1% of Development Cost for Local Infrastructure Contribution required	No Special Infrastructure Contribution required
A development with a Development Cost of \$1M or more	1% of Development Cost for Local Infrastructure Contribution required	2% of Development Cost for Special Infrastructure Contribution required

The SIC Determination, Direction and Order

A *Determination* made by the Minister is the legal instrument that sets the SIC rate of charge, specifies the development that the SIC applies, where it applies, and includes a list of infrastructure that contributions will assist in funding.

A *Direction* by the Minister gives effect to the Determination by requiring consent authorities (usually Council) to impose conditions of consent that require contributions to be made in accordance with the Determination. An *Order*, creates the special contributions area that the Determination applies to.

The Determination, Direction, and Order can be found on the Department of Planning and Environment's website at www.planning.nsw.gov.au/GosfordCityCentreSIC

Process to calculate the SIC

The consent authority (such as Central Coast Council) will notify a proponent that a SIC may need to be made by including a SIC condition of consent in the development approval. The Department of Planning and Environment assesses the SIC required for each development.

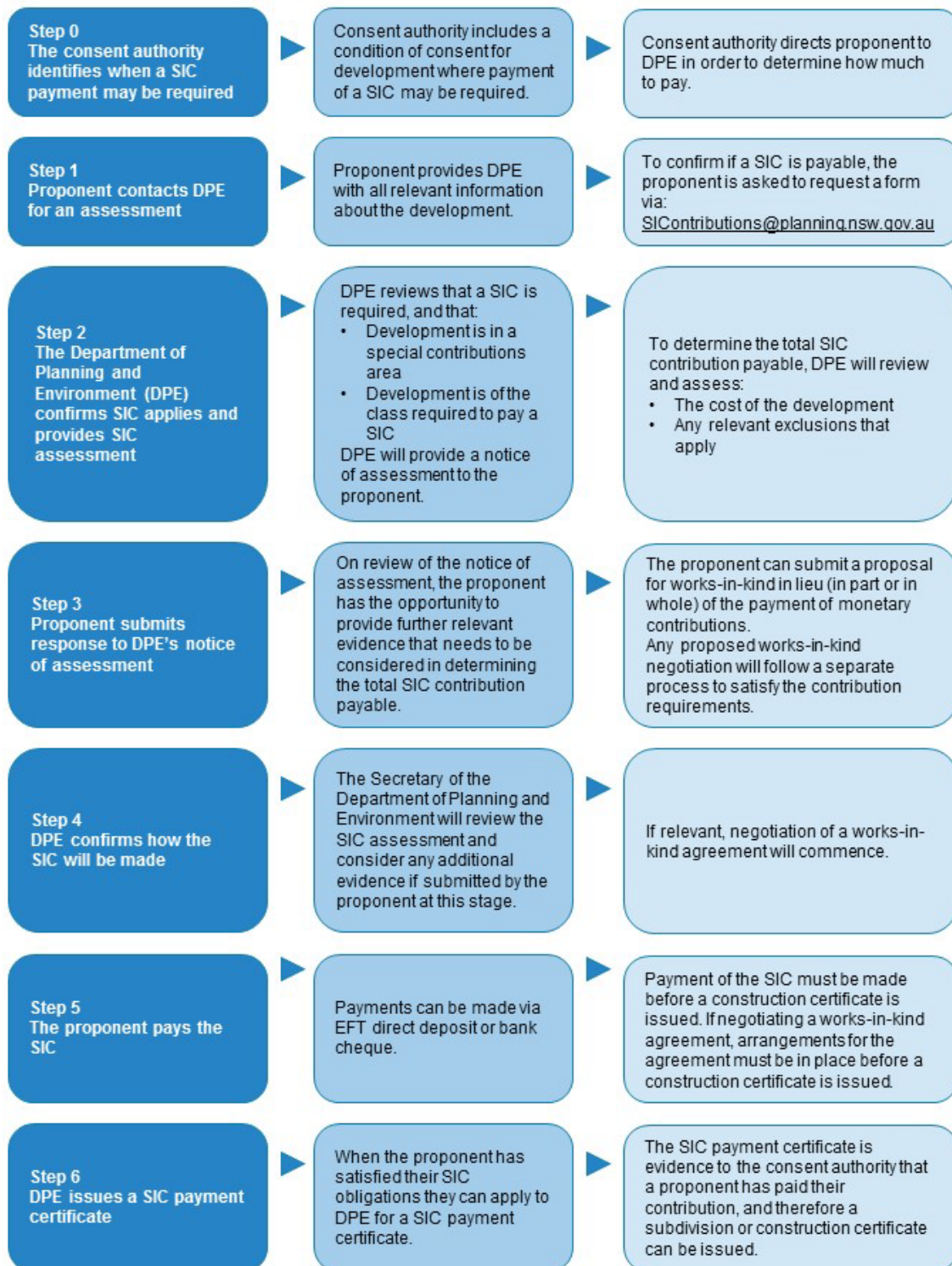
The diagram on the page following outlines each step of this process.

Gosford City Centre Special Infrastructure Contribution

Implementation Guide

October 2018

Special Infrastructure Contribution – Assessment and payment process



Gosford City Centre Special Infrastructure Contribution

Implementation Guide

October 2018

Ways of making a contribution

A SIC can be made either as a monetary contribution or as works-in-kind for infrastructure listed in the Schedule 2 of the *Environmental Planning and Assessment (Special Infrastructure Contribution – Gosford City Centre) Determination 2018*. It could also be made as a combination of these.

A works-in-kind agreement is a legal contract that allow an applicant to provide land or capital works instead of a SIC monetary contribution. Works-in-kind agreements provide opportunities to integrate public and private facilities into new communities and can deliver cost efficiencies when an applicant provides infrastructure works as part of development.

The Secretary of the NSW Department of Planning and Environment decides whether to negotiate or enter into a SIC works-in-kind agreement proposed by an applicant. A works-in-kind agreement in lieu of making a monetary contribution is not a right under the Determination.

Refunds and credits for payments already made are not offered under the Gosford City Centre SIC.

Timeframes for paying a contribution

The SIC payment must be paid before a construction certificate for building works can be issued. Likewise, a works-in-kind agreement must be completed to the satisfaction of the Secretary of the Department of Planning and Environment, before a construction certificate can be issued. In effect, the SIC must be paid in most cases before construction work can commence.

The specific requirements around the timing of SIC payments is laid out in Part 3 of the *Environmental Planning and Assessment (Special Infrastructure Contribution – Gosford City Centre) Determination 2018*.

How can a developer find out more about the SIC charge for their development?

The SIC charge for each development is calculated on the cost of development and whether any exemptions apply. The proponent must provide the relevant evidence about the development itself and construction costs to support their application. DPE will assess each application and confirm the SIC that is required.

To find out more contact SIContributions@planning.nsw.gov.au

To read the Determination, Direction, and Order please go to www.planning.nsw.gov.au/GosfordCityCentreSIC