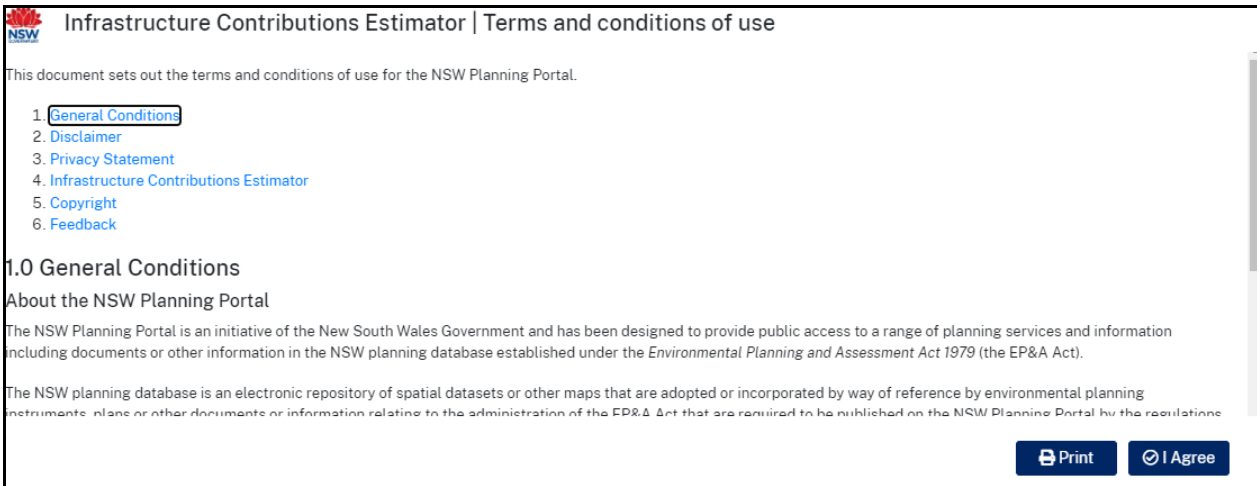



How to use the Infrastructure Contributions Estimator

1. Go to the NSW Planning Portal via the following link.	https://www.planningportal.nsw.gov.au/icdp/#/estimate
2. Refer to the Terms and Conditions - see below.	



3. Click I Agree when you are ready to continue.	
--------------------------------------------------	---------------------------------------------------------------------------------------

1. Address – search by a NSW address/Lot or Map Search

The following five steps are required to be completed before the estimator is calculated – see below.



Address – search for a valid New South Wales address by:



Housing and Productivity Contribution Infrastructure Contributions Estimator

Step 1 - Address / Lot Search

☐ Search multiple addresses/lots

Address

Lot

Map search

Search an address

Submit

4. Enter and select the address.

Notes:

- As you begin to type the system will auto-suggest possible addresses.
- To enter multiple addresses/Lots click search multiple address/lots tick-box.

8 THE KNOLL

8 THE KNOLL MIRANDA 2228

8 THE KNOLL JILLIBY 2259

8 THE KNOLL TALLWOODS VILLAGE 2430

8 THE KNOLL AVALON BEACH 2107

☒ Search multiple addresses/lots

The following messages will appear:

This address is not recognised by the estimator to be within a local contributions plan prepared using the NSW Planning Portal. Local contribution plans may still apply. Please contact **Central Coast Council** for more information.

Found 1 contribution plan(s) for selected address/lot

5. If a contribution plan is found, click Submit.

Submit

2. Applicable Contributions

1 Address

2 Applicable Contributions

3 Proposed Development

4 Existing Development

5 Estimation

Step 2 - Applicable Contributions

8 THE KNOLL JILLIBY 2259

1

Plan id	Contributions type	Plan name	Plan boundary
SCR-100	SBC	HPC Strategic Biodiversity Component Cumberland Plan Conservation Plan	1


Previous

Submit

6. Click Submit to continue.





Submit ➔

3. Proposed Development

1 Address	2 Applicable Contributions	3 Proposed Development	4 Existing Development	5 Estimation
<div>  Development </div> <div> <p>Select Category</p> <div> <input type="text"/> ▼ </div> </div> <div> <p>Select Type(s)</p> <div> <input type="text"/> ▼ </div> </div> <div> <p>⊗ Cancel ⌚ Select</p> </div> <div> <p>If you are unable to make the selection you are after, please contact us here. For more information on local contributions, please contact Central Coast Council.</p> </div> <div> <p>⏪ Previous ⌚ Submit</p> </div>				
<p>7. Click the Select Category drop-down and select from the available list.</p> <p>Note: If you are unable to make the required selection, contact the relevant Council for more information.</p>		<div> <p>Select Category</p> <div> <input type="text"/> ▼ </div> <ul style="list-style-type: none"> Manufactured home estate Other development uses Other residential uses Residential Accommodation Subdivision Subdivision types for contributions Supporting development </div>		
<p>8. Click the Select Type(s) drop-down and select from the available list.</p>		<div> <p>Select Type(s)</p> <div> <input type="text"/> ▼ </div> <ul style="list-style-type: none"> Non-residential development Residential lot (strata) Residential lot (torrens) Residential lot for an exempt use </div>		
<p>9. Click Select to continue.</p>		<p>⌚ Select</p>		

10. If required, click Add more Dev Type(s) and repeat Step 7 – Step 9 above.	+ Add more dev type(s)
<p>Note: Multiple development types (also called dev types) can be added to accommodate what is in the development proposal. For example, if the development proposal involves subdivision and construction, these are two separate development types. Once all applicable development types have been added, proceed to submit.</p>	
11. Click Submit to continue	Submit

4. Existing Development

<div> 1 Address 2 Applicable Contributions 3 Proposed Development 4 Existing Development 5 Estimation </div>				
<p>You will only be asked to input details of the applicable developments that are found in the digital contributions frameworks</p> <table border="1"> <tr> <td>Residential lot (torrens)</td> <td>10</td> <td>Lots</td> </tr> </table>		Residential lot (torrens)	10	Lots
Residential lot (torrens)	10	Lots		
<p>12. Insert the total gross number of lots or dwellings in the development proposal.</p> <p>Note: This screen will populate based on previous selections i.e., Residential lot(s).</p>	<table border="1"> <tr> <td>Residential lot (Torrens)</td> <td></td> <td>Lots</td> </tr> </table>	Residential lot (Torrens)		Lots
Residential lot (Torrens)		Lots		
<p>13. Select Yes or No if you want to add an additional existing development.</p> <p>Note: The Housing and Productivity Contribution applies to new development, so any existing development on the site is discounted from the development proposal (including existing dwellings being demolished). If there are existing dwellings, you will need to account for them before proceeding to Get Estimate.</p> <p>Click the  question mark for more information.</p>	<table border="1"> <tr> <td> <p>Do you want to add existing development? </p> <p> <input type="radio"/> Yes <input checked="" type="radio"/> No </p> </td> </tr> </table>	<p>Do you want to add existing development? </p> <p> <input type="radio"/> Yes <input checked="" type="radio"/> No </p>		
<p>Do you want to add existing development? </p> <p> <input type="radio"/> Yes <input checked="" type="radio"/> No </p>				
14. Click Get Estimate to continue.	Get Estimate			

5. Estimation

1 Address 2 Applicable Contributions 3 Proposed Development 4 Existing Development 5 Estimation

Optional: If there is existing development on the site complete the following steps, otherwise, continue to Step 17.

Development

Select Category

Select Type(s)

Cancel

Select

If you are unable to make the selection you are after, please [contact us](#) here. For more information on local contributions, please contact **Central Coast Council**.

Previous

Submit

15. Click the Select Category drop-down and select from the available list.

Note: If you are unable to make the required selection, contact the relevant Council for more information.

Select Category

Manufactured home estate

Other development uses

Other residential uses

Residential Accommodation

Subdivision

Subdivision types for contributions

Supporting development

16. Click the Select Type(s) drop-down and select from the available list.

Select Type(s)

Non-residential development

Residential lot (strata)

Residential lot (torrens)

Residential lot for an exempt use

17. Click Submit to continue

Submit

The contribution is calculated based on the applicant's inputs. For future applications lodged through the Portal, this information will be confirmed by the relevant Consent Authority.

Housing and Productivity Contribution

Infrastructure Contributions Estimator



Step 5 - Estimated Infrastructure Contributions

Proposed property address

Contributions amount is estimated based on the following address:

- 8 THE KNOLL JILLIBY 2259

Below outlines the inputs that you have entered:

Proposed

Development	Total number of units	Unit of charge
Residential lot (torrens)	11	Lots

Housing and Productivity Contribution

Housing and Productivity contribution amount is estimated based on the following contributions plan/s:

- HPC Strategic Biodiversity Component Cumberland Plain Conservation Plan

Base Housing and Productivity Contribution	\$110,000.00
Total Housing and Productivity Contribution :	\$110,000.00

Estimated total infrastructure contributions	\$110,000.00
-----------------------------------------------------	---------------------

The estimation is based on the current indexed contributions rate as at **07-12-2023**

The Infrastructure Contributions Estimator provides an estimation only of the contribution amount and is based on the information provided by the user. This should not be used for the purpose of determining the actual contributions amount that would be applicable to the proposed development. The use of the estimator is at the user's discretion and is not to be used in disputes, including in the Land and Environment Court.

The estimated results are based on the information you, the user, provided at the time of estimation and must be used for guidance purposes only.

What this estimator does not consider

- Exemptions to local and state infrastructure contributions: for exemptions related to local contributions, the user is encouraged to view the applicable local contributions plan or contact the applicable local council for further information if required. For exemptions related to the Housing and Productivity Contribution, the user is encouraged to visit the [Department's corporate website](#).
- Contributions where the site is subject to Special Infrastructure Contributions (SIC) or a State Planning Agreement: the user is encouraged to visit the [SIC Online Service](#) webpage to determine if SIC apply or the [State Voluntary Planning Agreements](#) webpage to determine if a State Planning Agreement applies, or otherwise contact the Department if required.
- Local contributions where a council has not prepared a digital contributions plan using the NSW Planning Portal or not provided contributions data. Contributions Plans prepared outside the NSW Planning Portal remain in effect and may not be identified. The user is encouraged to view the applicable local contributions plan or contact the local council for confirmation

The amount provided by the estimator will be an estimate only and does not predetermine the actual contribution payable for the proposed development. The NSW Government does not accept any liabilities or issues arising due to changes or errors in the calculation between the estimation and the final contribution amount.

[↩ Start again](#)

End of steps.

What happens next?

The Infrastructure Contribution Estimator will workflow to the Consent Authority

If you need more information

- Click the Help link at the top of the screen to access the NSW Planning Portal help pages and articles.
- View more quick reference guides, FAQs and support resources on our support page at <https://www.planningportal.nsw.gov.au/support/how-guides> and/or contact ServiceNSW on 1300 305 695.
- Email any further enquiries to hpc.enquiry@planning.nsw.gov.au.