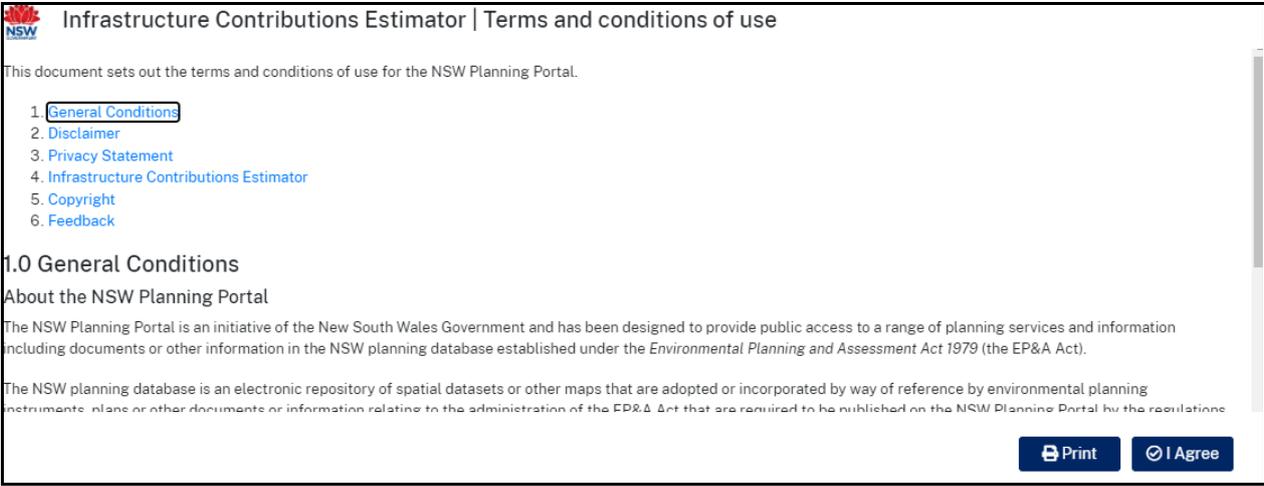


## How to use the Infrastructure Contributions Estimator

<p>1. Go to the NSW Planning Portal via the following link.</p>	<p><a href="https://www.planningportal.nsw.gov.au/icdp/#/estimate">https://www.planningportal.nsw.gov.au/icdp/#/estimate</a></p>
<p>2. Refer to the Terms and Conditions - see below.</p>	
	
<p>3. Click I Agree when you are ready to continue.</p>	

### 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.

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

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

🌐 Address
📄 Lot
📍 Map search

**Step 1 - Address / Lot Search**

Search multiple addresses/lots

Address      Lot      Map search

Search an address

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.

## 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

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

6. Click Submit to continue.

Submit

## 3. Proposed Development

1 Address

2 Applicable Contributions

3 Proposed Development

4 Existing Development

5 Estimation

### 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

7. 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

8. 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

9. Click Select to continue.

Select

<p>10. If required, click Add more Dev Type(s) and repeat Step 7 – Step 9 above.</p>	<div style="background-color: #003366; color: white; padding: 5px; display: inline-block; border-radius: 5px;"> <span style="font-size: 1.2em;">+</span> Add more dev type(s)         </div>
<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>	
<p>11. Click Submit to continue</p>	<div style="background-color: #003366; color: white; padding: 5px; display: inline-block; border-radius: 5px;">           Submit <span style="font-size: 1.2em;">➔</span> </div>

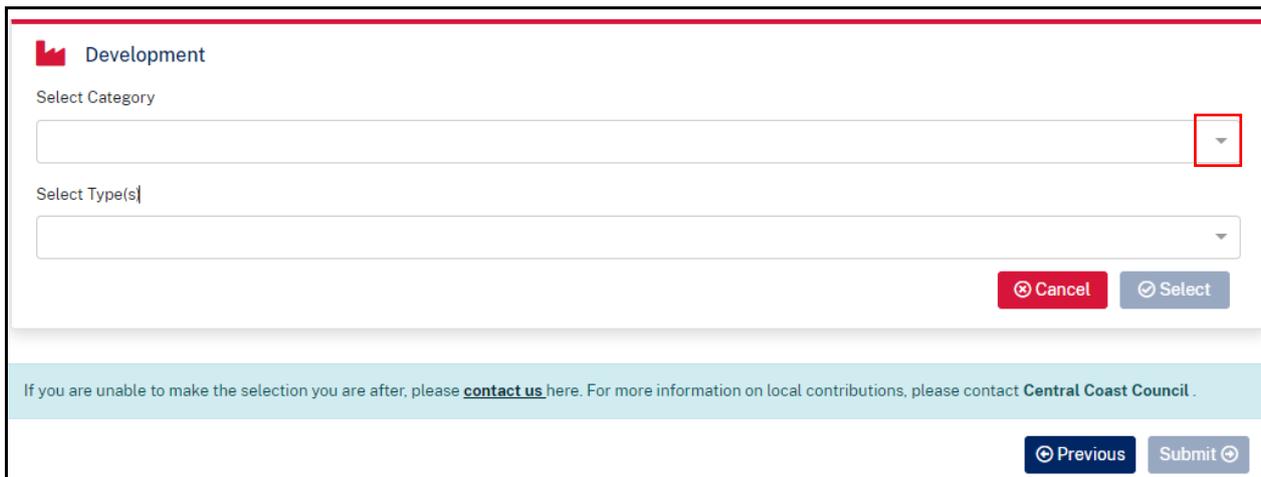
## 4. Existing Development

<div style="display: flex; justify-content: space-between; background-color: #003366; color: white; padding: 5px; border-radius: 5px;"> <span style="border: 1px solid white; padding: 2px 5px; border-radius: 3px;">1 Address</span> <span style="border: 1px solid white; padding: 2px 5px; border-radius: 3px;">2 Applicable Contributions</span> <span style="border: 1px solid white; padding: 2px 5px; border-radius: 3px;">3 Proposed Development</span> <span style="border: 2px solid red; padding: 2px 5px; border-radius: 3px;">4 Existing Development</span> <span style="border: 1px solid white; padding: 2px 5px; border-radius: 3px;">5 Estimation</span> </div>	
<div style="border: 1px solid #ccc; padding: 10px; background-color: #e6f2ff;"> <p style="font-size: 0.9em; margin: 0;">You will only be asked to input details of the applicable developments that are found in the digital contributions frameworks</p> <hr style="border: 0.5px solid #003366; margin: 5px 0;"/> <p style="margin: 0;">Residential lot (torrens) <input style="width: 200px; text-align: center;" type="text" value="10"/> Lots</p> </div>	
<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>	<div style="border: 1px solid #ccc; padding: 5px; display: inline-block;">       Residential lot (Torrens) <input style="width: 150px;" type="text"/> Lots     </div>
<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 <span style="background-color: #003366; color: white; border-radius: 50%; padding: 2px 5px;">?</span> question mark for more information.</p>	<div style="border: 1px solid #ccc; padding: 10px; display: inline-block;"> <p style="margin: 0;">Do you want to add existing development? <span style="border: 1px solid red; border-radius: 50%; padding: 2px 5px; font-size: 0.8em;">?</span></p> <p style="margin: 5px 0;"> <input type="radio"/> Yes    <input checked="" type="radio"/> No         </p> </div>
<p>14. Click Get Estimate to continue.</p>	<div style="background-color: #003366; color: white; padding: 10px; display: inline-block; border-radius: 5px;">       Get Estimate  </div>

## 5. Estimation

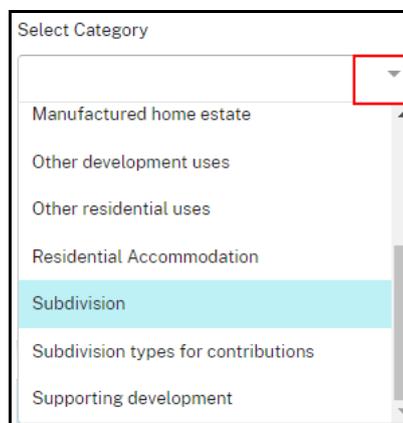
1 Address 2 Applicable Contributions 3 Proposed Development 4 Existing Development 5 Estimation

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

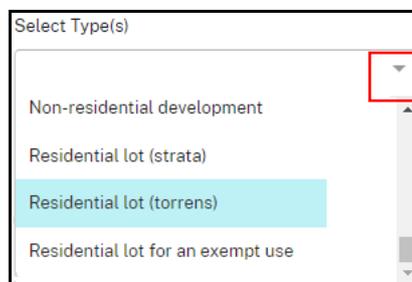


15. Click the Select Category drop-down and select from the available list.

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



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



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.

## 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
<b>Total Housing and Productivity Contribution :</b>	<b>\$110,000.00</b>

<b>Estimated total infrastructure contributions</b>	<b>\$110,000.00</b>
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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.

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## What happens next?

The Infrastructure Contribution Estimator will workflow to the Consent Authority

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## 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](mailto:hpc.enquiry@planning.nsw.gov.au).