

Housing and Productivity Contributions: Worked Examples

The *Housing and Productivity Contributions: Worked Examples* document provides practical insights for applicants and practitioners navigating the NSW planning portal to calculate their contribution amount.

Snapshot

The below table provides a summary of various scenarios where Housing and Productivity Contributions (HPC) are applicable. These incorporate residential, commercial and industrial development – or a combination of these.

HPC calculations involving residential development can include a ‘credit’ for an existing potential dwelling lot. Residential development calculations can also involve excluded lots. Both existing and excluded lots are required to be manually input in the NSW Planning Portal under ‘*Existing and excluded lots for residential subdivision*’. Further details on credits are outlined in this document below the snapshot table.

Further information, such as definitions of existing potential dwelling lots, excluded lots, and types of development can be found in the [Housing and Productivity Contributions Ministerial Order 2024](#).

Application Type	HPC	HPC Unit of Charge
Applications for Residential Construction Only		
Low-density residential development	Not Applicable	N/A
Medium-density and high-density residential development	Applicable	New Dwelling
Applications for Residential Subdivision Only		
Strata subdivision	Not Applicable	N/A
Residential subdivision (other than strata subdivision)	Applicable	New Dwelling Lot
Applications for Residential Construction and Subdivision		
Residential subdivision (other than strata subdivision) AND Construction of low-density residential development	Applicable only to non-strata residential subdivision.	New Dwelling Lot
Construction of medium/high-density residential development AND Strata subdivision	Applicable only to construction.	New Dwelling
Construction of medium/high-density residential development AND Residential subdivision (other than strata subdivision)	Applicable to construction. Additionally, applicable to any new non-strata lots that are vacant or contain low-density residential development.	New Dwelling Additionally, any vacant lot or low-density dwelling, charged on number of non-strata lots.
Applications for a Change of Use to Residential Development		
Change of use of existing building to residential development	Applicable	New Dwelling Number of dwellings that will result from a change of use of any existing building.
Commercial Development		
Commercial Development	Applicable	Square metre of new GFA
Applications for a Change of Use to Commercial Development		
Change of use of existing building to commercial development	Applicable	GFA Gross floor area of the building that will be changed to use as a commercial building.
Industrial Development		
Industrial Development	Applicable	Square metre of new GFA
Applications for a change of use to Industrial Development		
Change of use of existing building to industrial development	Applicable	GFA Gross floor area of the building that will be changed to use as a commercial building.

Table 1: Snapshot Summary of HPC Scenarios

Credits

Existing Potential Dwelling Lots and Excluded Lots

For the calculation of HPC units of charge for residential development some types of lots are defined as *existing potential dwelling lots* and *excluded lots*. These function as 'credits' when calculating HPC charge units.

An *existing potential dwelling lot* is a lot:

- that exists when the application for the HPC development is made, and
- on which residential accommodation is permitted with development consent when the consent is granted.

Existing dwellings being retained are not included in the number of new dwellings. If an existing building is converted, extended, or altered, the number of new dwellings is the total number of dwellings that will result minus the number of any existing dwellings. Existing dwellings being demolished do not act as a credit for the new development.

The most common types of lots that are considered an *excluded lot* are lots that:

- also have medium or high-density development (as defined by the Order) on the proposed lot, either already existing or to be constructed on that lot under the same consent;
- also have non-residential development on the proposed lot, either already existing or to be constructed on that lot under the same consent; and
- are for a public purpose (e.g. road or drainage reserves).

Further details regarding types of excluded lots can be found in the [Housing and Productivity Contributions Ministerial Order 2024](#).

It should be noted that dwellings by themselves are not credited, it is the lot that is credited. For example, if you retain a dwelling, you do not pay HPC on the dwelling, but you do not receive a credit for a lot as well (no double discounting). Lots where medium or high-density dwellings are to be constructed are excluded lots, so they are not charged as new dwelling lots (no double charging). Existing lot credits apply first to subdivision, then any remaining credits are applied to construction.

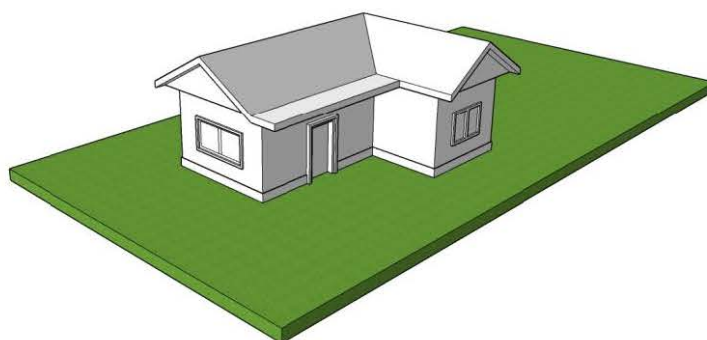
Community Title Subdivision

Community Title subdivision is considered the same as other non-strata subdivision such as Torrens Title subdivision under the HPC. It should be noted that Torrens Title should be selected when selecting inputs for Community Title in the NSW Planning Portal.

Example 1

Construction of low-density residential development

This includes applications for new low-density dwelling houses that do not involve subdivision, new low-density dwelling houses involving strata subdivision, knockdown-rebuild of low-density dwelling houses, construction of secondary dwellings, and construction of exempt development.



No HPC required for the construction of low-density residential development.

In this example, the application is for a knockdown-rebuild of a dwelling house. The following inputs in the digital tool will not trigger a contribution (CON) case.

Common Application Types

Please select at least one (1) common application type. [What is this?](#)

- ☐ Advertising and signage
- ☐ Alterations or additions to an existing building or structure
- ☐ Change of use of land or a building or the classification of a building under the Building Code of Australia
- ☒ Demolition
- ☒ Erection of a new structure
- ☐ Hours of operation and trading
- ☐ Subdivision
- ☐ Temporary building, structure or use

Development type

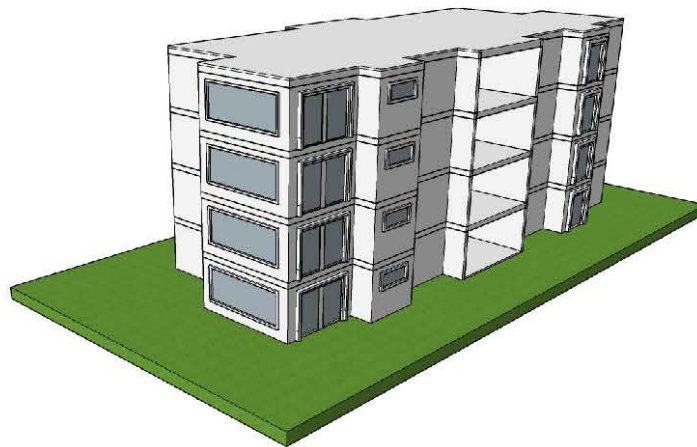
Select the development type(s) within the category.

- > Agriculture
- > Commercial Development
- > Industrial Development
- > Infrastructure
- Residential Accommodation**
 - ☐ Residential Accommodation [What is this?](#)
 - ☒ Dwelling House [What is this?](#)
 - ☐ Residential Flat Building [What is this?](#)

Example 2

Construction of medium-density or high-density residential development.

This includes applications for the construction of dual occupancies, residential flat buildings, shop top housing, etc. Applicable definitions of medium-density and high-density residential development can be found in the [Housing and Productivity Contributions Ministerial Order 2024](#).



The HPC is applicable for all new medium-density and high-density residential development, charged on the number of new dwellings constructed.

In this example, the application is for the construction of a residential flat building consisting of eight new dwellings.

The private certifier or consent authority will see the below screen, which has populated information based on the applicant's inputs during their application. In this example, the development type is for the *Erection of a New Structure of a Residential Flat Building*.

Proposed What is this?			
Development	Sub types What is this?	Total	Unit of charge
Residential Flat Building		8	Dwellings

Existing What is this?			
Development	Sub types What is this?	Total	Unit of charge
Existing or excluded lot for residential development		1	Dwelling Lot

It is important to add existing development to include the existing or excluded lot for residential development, as this will give credit for the original lot.

When the contribution (CON) case is finalised, the private certifier or consent authority will see the following calculation breakdown. Any further indexation or discount is applied to the amount at the time of payment.

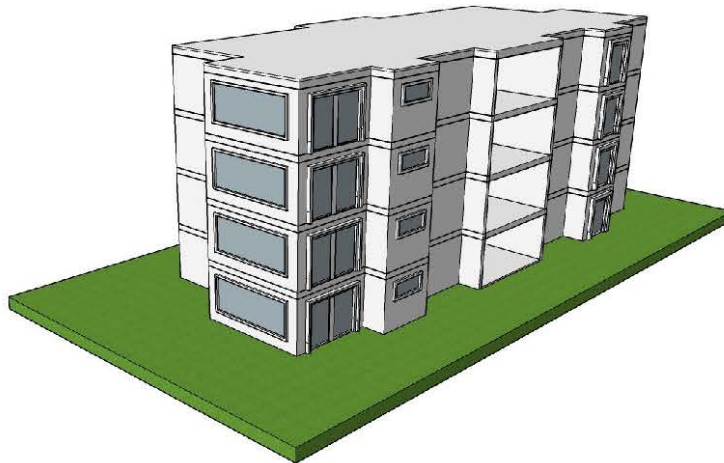
State Infrastructure Contributions				
Calculation summary		Calculation breakdown		
Date of calculation: 08-Jul-2024				
✓ Test New MO - Housing and Productivity Contribution - Greater Sydney State contributions are applied in accordance with the applicable ruleset/s				
Current Indexation period - March 2024				
Current Indexation value - 144,700				
Base indexation value - 144,700				
Applicable proposed development to this plan				
Development	Total	Unit of charge	Indexed Rate	Indexed payable amount
Residential Flat Building	8	Dwellings	10,493.11	\$83,944.88
Total amount for proposed uses				\$83,944.88
Applicable existing development to this plan				
Development	Total	Unit of charge	Indexed Rate	Indexed credit amount
Existing or excluded lot for Torrens subdivision	1	Dwelling Lot	12,591.73	\$12,591.73
Total credit for existing uses				\$12,591.73

The total contribution payable in this example will be the total of the Proposed Development minus the total of the Existing Development.

Example 3

Strata subdivision of residential development.

This includes applications for low-density, medium-density and high-density residential development.



No HPC required for strata subdivision.

In this example, the application is for strata subdivision of an existing (already constructed) residential flat building. The following inputs within the digital tool will trigger a contribution (CON) case based on the common application type of 'Subdivision' being selected.

Common Application Types

Please select at least one (1) common application type. [What is this?](#)

- ☐ Advertising and signage
- ☐ Alterations or additions to an existing building or structure
- ☐ Change of use of land or a building or the classification of a building under the Building Code of Australia
- ☐ Demolition
- ☐ Erection of a new structure
- ☐ Hours of operation and trading
- ☒ Subdivision
- ☐ Temporary building, structure or use

Please indicate the type of subdivision proposed *

☒ Strata Title	What is this?
☐ Community Title	What is this?
☐ Torrens Title	What is this?
☐ Stratum Title	What is this?

Proposed

These development types and common application types have already been entered for the DA. A contribution may be required for these and will be transferred to the table below.

- Subdivision

If the development types listed above do not appear in the table below you may need to be more specific about your proposed development. For example, if it includes residential subdivision, a manufactured home estate or exempt uses please specify this here.

Select a category

Subdivision

Select development *

Residential lot (strata)

Once the contribution (CON) case has been triggered, the user is prompted to identify the specific type of subdivision. Once strata subdivision is identified, the contribution case will calculate no contribution charge:

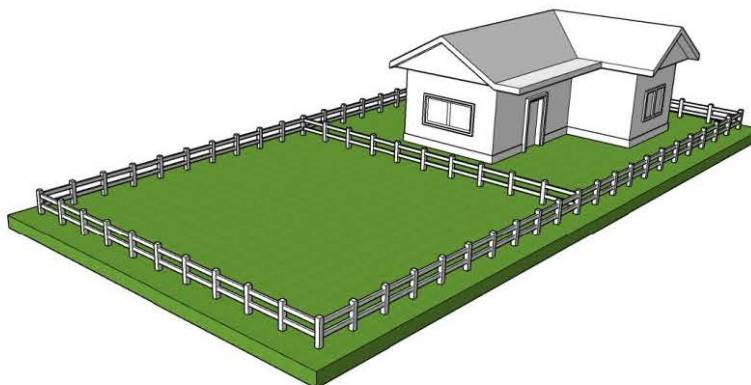
Proposed What is this?			
Development	Sub types What is this?	Total	Unit of charge
No items			

The assessment can continue to be determined as usual.

Example 4

Residential subdivision (other than strata subdivision).

The creation of new non-strata residential lots, such as a Torrens Title subdivision, including lots with existing dwellings or vacant residential lots.



The HPC is applicable to all residential lots created as a result of subdivision (other than strata subdivision). A credit is given to any existing potential dwelling lots and excluded lots.

Note: It should be noted that Torrens Title should be selected when selecting inputs for Community Title in the NSW Planning Portal.

In this example, the application is for a one-into-two lots Torrens subdivision. The existing lot contains one dwelling house.

A contribution (CON) case has been triggered based on the applicant's inputs. The applicant and assessing officer will be asked to input the specific type of *Subdivision* and the proposed number of lots that will be created.

It is also important to add in the existing development to correctly calculate the HPC. For any existing potential dwelling lots that are vacant, these are captured by selecting *Existing residential lot*.

Proposed

These development types and common application types have already been entered for the DA. A contribution may be required for these and will be transferred to the table below.

- Subdivision

If the development types listed above do not appear in the table below you may need to be more specific about your proposed development. For example, if it includes residential subdivision, a manufactured home estate or exempt uses please specify this here.

Select a category Select development

Subdivision Residential lot (torrens)

[Add Contributions uses](#)

Do you want to add existing development? [What is this?](#)

☒ Yes

☐ No

Existing [What is this?](#)

Please enter the details of any existing residential development on the site of your DA.

Select a category Select development

Residential Accommodation Dwelling House

Select a category Select development

Existing residential lots Existing or excluded lot ...

When the contribution (CON) case has been finalised, the following calculation breakdown is provided. The *Calculation Summary* tab will show the final HPC amount to be added to the Notice of Determination.

State Infrastructure Contributions

[Calculation summary](#) [Calculation breakdown](#)

Date of calculation: 08-Jul-2024

~ Test New MO - Housing and Productivity Contribution - Greater Sydney

State contributions are applied in accordance with the applicable ruleset/s

Current Indexation period - March 2024

Current Indexation value - 144.700

Base indexation value - 144.700

Applicable proposed development to this plan

Development	Total	Unit of charge	Indexed Rate	Indexed payable amount
Residential lot (torrens)	2	Dwelling Lot	12,591.73	\$25,183.46
Total amount for proposed uses				\$25,183.46

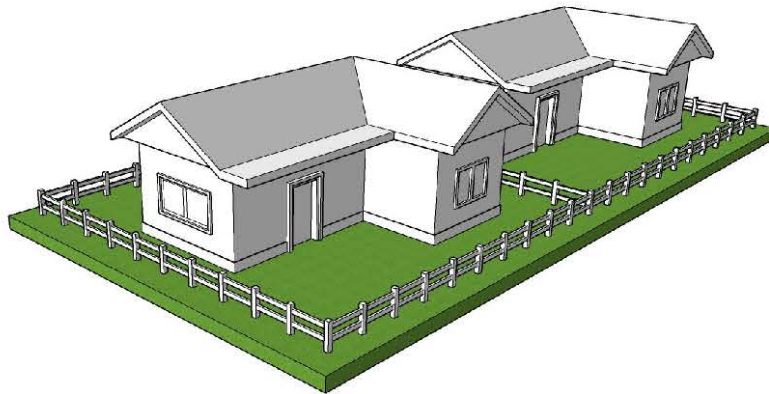
Applicable existing development to this plan

Development	Total	Unit of charge	Indexed Rate	Indexed credit amount
Existing or excluded lot for Torrens subdivision	1	Dwelling Lot	12,591.73	\$12,591.73
Total credit for existing uses				\$12,591.73

Example 5

Residential subdivision (other than strata subdivision) and construction of low-density residential development.

This includes the creation of new non-strata residential lots, such as a Torrens Title subdivision, and construction of low-density residential development.



The HPC is applicable to all residential lots created as a result of subdivision (other than strata subdivision). A credit is given to any existing potential dwelling lots or excluded lots.

No contributions are charged on the construction of low-density residential development.

In this example, the application is for a one-into-two lot Torrens subdivision and construction of a dwelling house (low-density residential development) on the new lot.

Proposed

These development types and common application types have already been entered for the DA. A contribution may be required for these and will be transferred to the table below.

- Dwelling House
- Erection of a new structure
- Subdivision

If the development types listed above do not appear in the table below you may need to be more specific about your proposed development. For example, if it includes residential subdivision, a manufactured home estate or exempt uses please specify this here.

Select a category Subdivision Select development Residential lot (torrens)

Add Contributions uses

If the proposed uses you have selected are charged a contribution under an online contributions plan, they will populate the table below. You must correctly describe your development.

Complete Selection [What is this?](#)

Proposed number of units for calculating contributions [What is this?](#)

Development	Sub types What is this?	Total	Unit of charge
Residential lot (torrens)		2	Lots

Do you want to add existing development? [What is this?](#)

☒ Yes
☐ No

Existing [What is this?](#)

Development	Sub types What is this?	Total	Unit of charge
Existing or excluded lot for Torrens subdivision		1	Dwelling Lot

Cancel Save Submit

The below contribution has calculated the creation of two new residential lots, applied a credit for one existing potential dwelling lot, and has not charged the construction of the dwelling house (low-density residential development).

State Infrastructure Contributions

[Calculation summary](#)
[Calculation breakdown](#)

Date of calculation: 08-Jul-2024

✓ Test New MO - Housing and Productivity Contribution - Greater Sydney

State contributions are applied in accordance with the applicable ruleset/s

Current Indexation period - March 2024

Current Indexation value - 144,700

Base indexation value - 144,700

Applicable proposed development to this plan

Development	Total	Unit of charge	Indexed Rate	Indexed payable amount
Residential lot (torrens)	2	Dwelling Lot	12,591.73	\$25,183.46

Total amount for proposed uses

\$25,183.46

Applicable existing development to this plan

Development	Total	Unit of charge	Indexed Rate	Indexed credit amount
Existing or excluded lot for Torrens subdivision	1	Dwelling Lot	12,591.73	\$12,591.73

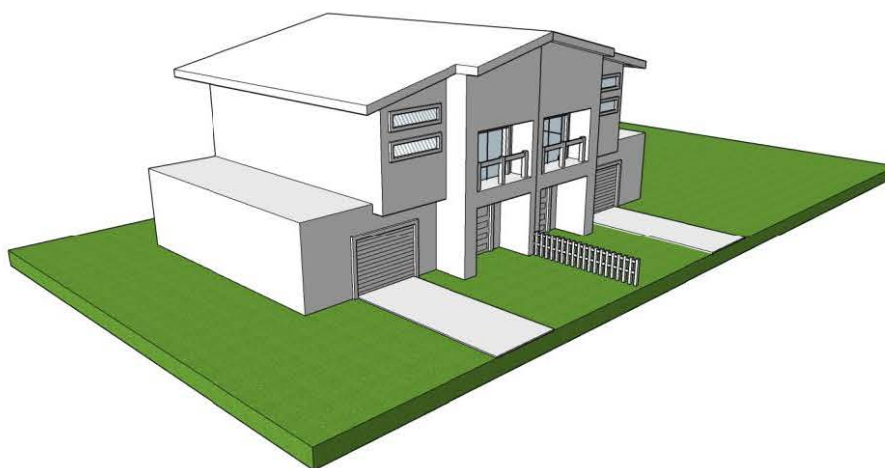
Total credit for existing uses

\$12,591.73

Example 6

Residential subdivision (other than strata) and construction of medium-density or high-density residential development.

This includes non-strata subdivision, such as Torrens subdivision, to create new residential lots and construction of dual occupancies, residential flat buildings, shop top housing, etc. within the same application. Applicable definitions of medium-density and high-density residential development can be found in the [Housing and Productivity Contributions Ministerial Order 2024](#).



The HPC is applicable on the construction of any medium or high-density residential development, calculated on the number of new dwellings created.

The HPC is also applicable to any subdivision (other than strata subdivision) that creates additional lots which are vacant or include low-density residential development, calculated on the number of lots.

In this example, the application is for the construction of a dual occupancy (attached) and a one-into-two lot Torrens subdivision.

Common Application Types

Please select at least one (1) common application type. [What is this?](#)

- ☐ Advertising and signage
- ☐ Alterations or additions to an existing building or structure
- ☐ Change of use of land or a building or the classification of a building under the Building Code of Australia
- ☐ Demolition
- ☒ Erection of a new structure
- ☐ Hours of operation and trading
- ☒ Subdivision
- ☐ Temporary building, structure or use

Please indicate the type of subdivision proposed [What is this?](#)

- ☐ Strata Title [What is this?](#)
- ☐ Community Title [What is this?](#)
- ☒ Torrens Title [What is this?](#)
- ☐ Stratum Title [What is this?](#)

Number of existing lots

Number of proposed lots

Development type

Select the development type(s) within the category:

- > Agriculture
- > Commercial Development
- > Industrial Development
- > Infrastructure
- Residential Accommodation**
 - ☐ Residential Accommodation [What is this?](#)
 - ☐ Dwelling House [What is this?](#)
 - ☐ Residential Flat Building [What is this?](#)
 - ☐ Shed-loc Housing [What is this?](#)
 - ☐ Medium Density Housing [What is this?](#)
 - ☐ Attached dwelling [What is this?](#)
 - ☐ Manor house [What is this?](#)
 - ☐ Multi-dwelling housing [What is this?](#)
 - ☐ Multi-dwelling housing (terraces) [What is this?](#)
 - ☐ Semi-detached dwelling [What is this?](#)
 - ☐ Dual occupancy [What is this?](#)
 - ☒ Dual occupancy (attached) [What is this?](#)
 - ☐ Dual occupancy (detached) [What is this?](#)
 - ☐ Non-standard Housing [What is this?](#)
 - ☐ Boarding house [What is this?](#)

A contribution (CON) case will be triggered based on the above applicant inputs. The digital tool recognises an associated charge for Torrens subdivision, and an associated charge for construction of medium-density residential development (the dual occupancy).

Proposed [What is this?](#)

Development	Sub types What is this?	Total ⁺	Unit of charge
Dual occupancy		2	Dwellings
Residential lot (torrens)		2	Dwelling Lot

Existing [What is this?](#)

Development	Sub types What is this?	Total ⁺	Unit of charge
Existing or excluded lot for residential development		1	Dwelling Lot
Existing or excluded lot for Torrens subdivision		2	Dwelling Lot

To avoid a double calculation of the HPC on the construction and Torrens subdivision, the private certifier or consent authority will need to ensure that Existing Development has been included for the existing lot and the excluded lots.

State Infrastructure Contributions

[Calculation summary](#)
[Calculation breakdown](#)

Date of calculation: 25-Sep-2024

✓ **Test New MO - Housing and Productivity Contribution - Greater Sydney**

State contributions are applied in accordance with the applicable ruleset/s

Current Indexation period - March 2024

Current Indexation value - 144,700

Base indexation value - 144,700

Applicable proposed development to this plan

Development	Total	Unit of charge	Indexed Rate	Indexed payable amount
Dual occupancy	2	Dwellings	10,493.11	\$20,986.22
Residential lot (torrens)	2	Dwelling Lot	12,591.73	\$25,183.46

Total amount for proposed uses \$46,169.68

Applicable existing development to this plan

Development	Total	Unit of charge	Indexed Rate	Indexed credit amount
Existing or excluded lot for residential development	1	Dwelling Lot	10,493.11	\$10,493.11
Existing or excluded lot for Torrens subdivision	2	Dwelling Lot	12,591.73	\$25,183.46

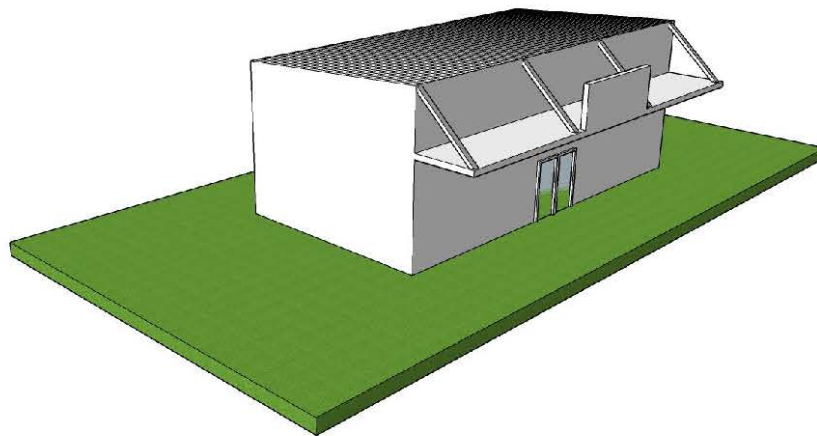
Total credit for existing uses \$35,676.57

The total contribution payable in this example will be the total of the Proposed Development minus the total of the Existing Development.

Example 7

Construction of new commercial or industrial building.

This includes commercial development such as entertainment facilities, function centres, medical centres, veterinary hospitals, and wholesale supplies, as well as industrial development such as industry, storage premises and warehouse or distribution centres. Further information, such as how commercial and industrial gross floor area (GFA) is calculated and applicable definitions of commercial and industrial development, can be found in the [Housing and Productivity Contributions Ministerial Order 2024](#).



The HPC is applicable on the sum of the new GFA, charged at a rate per square metre.

In this example, the application is for the construction of a veterinary hospital (a type of commercial development) with a GFA of 200 square metres.

Development type
Select the development type(s) within the category.

> Agriculture

Commercial Development

☐ Commercial Development [What is this?](#)
☐ Office Premise [What is this?](#)
☐ Air transport premises [What is this?](#)
☐ Airstrip [What is this?](#)
☐ Helipad [What is this?](#)
☐ Air transport facility [What is this?](#)
☐ Airport [What is this?](#)
☐ Heliport [What is this?](#)
☐ Ancillary commercial development [What is this?](#)
☐ Automatic teller machine [What is this?](#)
☐ Depot [What is this?](#)
☐ Temporary structure [What is this?](#)
☐ Animal care premises [What is this?](#)
☐ Animal boarding or training establishment [What is this?](#)
☐ Animal shelters [What is this?](#)
☐ Aviaries [What is this?](#)
☒ Veterinary hospital [What is this?](#)

Proposed
These development types and common application types have already been entered for the DA. A contribution may be required for these and will be transferred to the table below.

- Veterinary hospital
- Erection of a new structure

If the development types listed above do not appear in the table below you may need to be more specific about your proposed development. For example, if it includes residential subdivision, a manufactured home estate or exempt uses please specify this here.
Select a category Select development

If the proposed uses you have selected are charged a contribution under an online contributions plan, they will populate the table below. You must correctly describe your development.
 [What is this?](#)

Proposed number of units for calculating contributions [What is this?](#)

Development	Sub types What is this?	Total	Unit of charge
Veterinary hospital		200	SQM of GFA

When the contribution (CON) case has been finalised, the below calculation breakdown reflects the rate multiplied by the square metres of new GFA.

State Infrastructure Contributions

Calculation summary

Calculation breakdown

Date of calculation: 05-Mar-2024

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State contributions are applied in accordance with the applicable ruleset/s

Current Indexation period - Sept 2023

Current Indexation value - 140.400

Base indexation value - 140.400

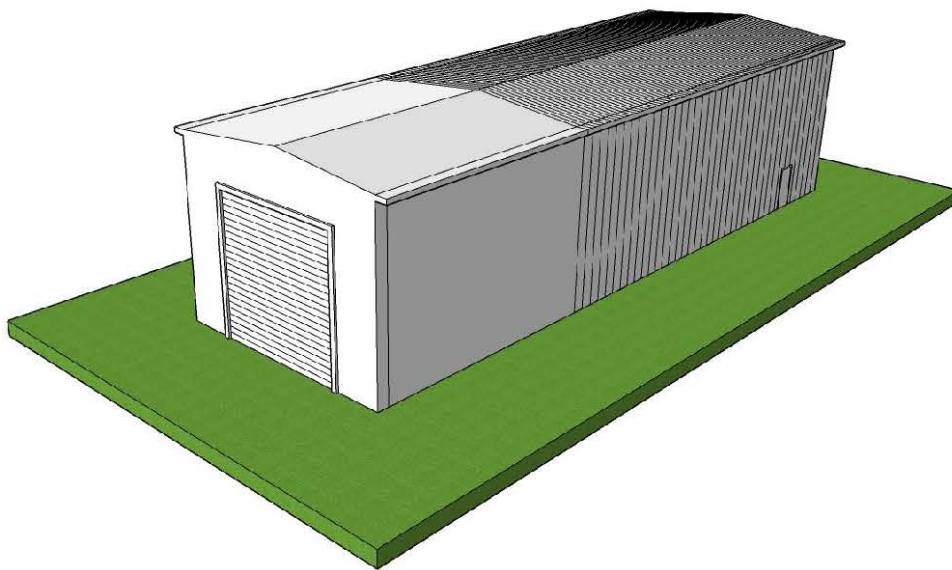
Applicable proposed development to this plan

Development	Total	Unit of charge	Indexed Rate	Indexed payable amount
Veterinary hospital	200	SQM of GFA	30	\$6,000.00
Total amount for proposed uses				\$6,000.00

Example 8

Alteration and addition of an existing commercial or industrial building.

This includes industrial development such as industry, storage premises and warehouse or distribution centres, as well as commercial development such as entertainment facilities, function centres, medical centres, veterinary hospitals, and wholesale supplies. Further information, such as how industrial and commercial gross floor area (GFA) is calculated and applicable definitions of industrial and commercial development, can be found in the [Housing and Productivity Contributions Ministerial Order 2024](#).



The HPC is applicable on the sum of the new GFA, charged at a rate per square metre.

In this example, the application is for an addition of 100 square metres of GFA to an existing warehouse (a type of industrial development) of 200 square metres.

Common Application Types

Please select at least one (1) common application type. * [What is this?](#)

- ☐ Advertising and signage
- ☒ Alterations or additions to an existing building or structure
- ☐ Change of use of land or a building or the classification of a building under the Building Code of Australia
- ☐ Demolition
- ☐ Erection of a new structure
- ☐ Hours of operation and trading
- ☐ Subdivision
- ☐ Temporary building, structure or use

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In the proposed development table, the amount entered reflects the *Alteration or Addition* of the 100 square metres to the existing warehouse of 200 square metres.

Proposed

These development types and common application types have already been entered for the DA. A contribution may be required for these and will be transferred to the table below.

- Warehouse or Distribution Centre
- Alterations or additions to an existing building or structure

If the development types listed above do not appear in the table below you may need to be more specific about your proposed development. For example, if it includes residential subdivision, a manufactured home estate or exempt uses please specify this here.

Select a category

Select development

Select

Add Contributions uses

If the proposed uses you have selected are charged a contribution under an online contributions plan, they will populate the table below. You must correctly describe your development.

Complete Selection

What is this?

Proposed number of units for calculating contributions

What is this?

Development	Sub types What is this?	Total	Unit of charge
Warehouse or Distribution Centre		100	SQM of GFA

It is important when calculating the *Alterations and Additions* to select “no” to the question “Do you want to add existing development?”, as this will result in an incorrect calculation.

State Infrastructure Contributions

Calculation summary

Calculation breakdown

Date of calculation: 05-Mar-2024

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State contributions are applied in accordance with the applicable ruleset/s

Current Indexation period - Sept 2023

Current Indexation value - 140.400

Base indexation value - 140.400

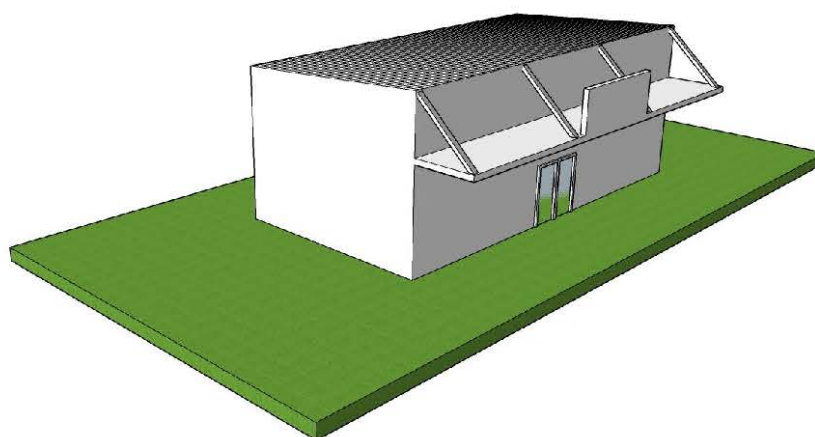
Applicable proposed development to this plan

Development	Total	Unit of charge	Indexed Rate	Indexed payable amount
Warehouse or Distribution Centre	100	SQM of GFA	15	\$1,500.00
Total amount for proposed uses				\$1,500.00

Example 9

Demolition of an existing commercial or industrial building and construction of a new commercial or industrial building.

This includes commercial development such as entertainment facilities, function centres, medical centres, veterinary hospitals, and wholesale supplies, as well as industrial development such as industry, storage premises and warehouse or distribution centres. Further information, such as how industrial and commercial gross floor area (GFA) is calculated and applicable definitions of industrial and commercial development, can be found in the [Housing and Productivity Contributions Ministerial Order 2024..](#)



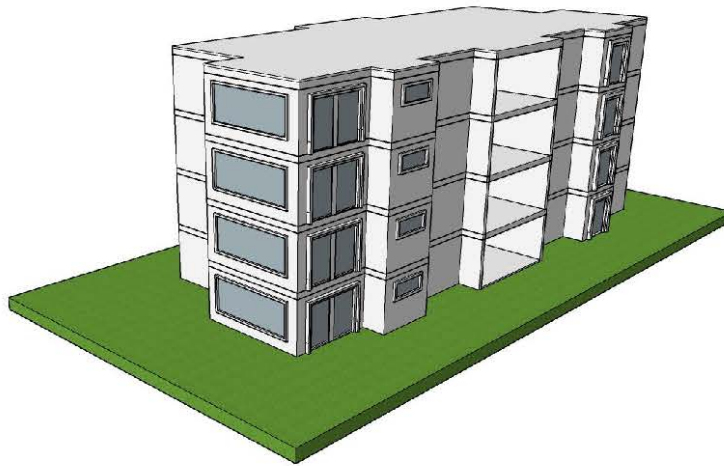
The HPC is applicable on the sum of the GFA of the new building, a credit for the GFA of the demolished building does not apply, charged at a rate per square metre.

In this example, the application is for the demolition of an existing medical centre (a type of commercial development) with a GFA of 100 square metres and the construction of a new veterinary hospital (also a type of commercial development) of 200 square metres. In this case the HPC is calculated on the new building GFA of 200 square metres.

Example 10

Change of use of an existing commercial/industrial building to a residential building.

This includes commercial development such as co-living housing and tourist and visitor accommodation such as serviced apartments. Further information regarding types of commercial development can be found in the [Housing and Productivity Contributions Ministerial Order 2024.](#)



The HPC is applicable on the number of new dwellings that will result from the change of use of the existing building.

In this example, the application is for the change of use of eight serviced apartments (a type of commercial use) to eight residential apartments. In this case the HPC is calculated on the number of dwellings that will result from the change of use of the existing building, minus one existing potential dwelling lot (original dwelling lot).