

# Development Contribution rates by area

The rates shown below are the 2025-26 indexed rates.

The information below should be read in conjunction with the relevant development contribution plans, infrastructure contribution plans, or other Strategic plans.

Precinct Name	Schedule Ref	Community Infrastructure Levy (CIL - \$ per dwelling)	Development Infrastructure Levy (DIL- \$ per hectare)	Additional Open Space Contributions <sup>1</sup>
Epping North LSP DCP	DCPO1	\$672.3	\$135,663.33	Included in DIL
Harvest Home Road LSP DCP	DCPO2	\$672.3	\$136,705.23	
Drainage Levy	DCPO3	N/A	\$2.7 per sqm of total site area \$4.9 per sqm of additional impervious floor area	N/A
Cooper Street Employment Area	DCPO4	N/A	\$109,537.96	Included in DIL
Mernda Strategy Plan DCP Precinct 2A	DCPO5	\$274.17	\$225,341.15	Included in DIL
Mernda Strategy Plan DCP Precinct 2B (Residential)	DCPO6	\$274.17	\$245,681.01	Included in DIL
Mernda Strategy Plan DCP Precinct 2B (Non-Residential)	DCPO6	N/A	\$43,911.51	Included in DIL
Mernda Strategy Plan DCP Precinct 3 (Residential)	DCPO7	\$274.17	\$267,302.52	Included in DIL
Mernda Strategy Plan DCP Precinct 3 (Non-Residential)	DCPO7	N/A	\$37,850.88	Included in DIL
Mernda Strategy Plan DCP Precinct 4 (Residential)	DCPO8	\$274.17	\$283,181.71	Included in DIL
Mernda Strategy Plan DCP Precinct 4 (Non-Residential)	DCPO8	N/A	\$40,892.68	Included in DIL
Mernda Strategy Plan DCP Precinct 5 (Residential)	DCPO9	\$274.17	\$269,446.97	Included in DIL

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Mernda Strategy Plan DCP Precinct 5 (Non-Residential)	DCPO9	N/A	\$37,951.97	Included in DIL
Epping North-East DCP Precinct 1 <sup>2</sup>	DCPO10	\$1,398.38	\$220,931.34	Additional 5% of Gross Developable Area
Epping North-East DCP Precinct 2 <sup>2</sup>	DCPO10	\$1,398.38	\$237,832.98	Additional 5% of Gross Developable Area
Lockerbie DCP <sup>4</sup>	DCPO11	\$1,120	\$581,286	Additional 2.03% of Net Developable Area
Quarry Hills DCP	DCPO13	\$1,530.00	\$405,882.18	Additional 3.5% of Net Developable Area
Epping Central DCP	DCPO14	\$1,530.00	Download separate <a href="#">Epping Central Development Contributions Summary</a> , or contact Strategic Planning on 9217 2056	
English Street DCP Residential Development	DCPO15	\$928.11	\$408,205.38	Additional 3.98% of Net Developable Area
English Street DCP Non-Residential Development	DCPO15	N/A	\$303,150.82	Additional 1.83% of Net Developable Area
Wollert DCP Residential Development	DCPO16	\$1,530.00	\$543,812.85	Additional 4.47% of Net Developable Area
Wollert DCP Non-Residential Development	DCPO16	N/A	\$274,618.13	Additional 4.44% of Net Developable Area
Aurora Development Plan Part 2.1	DPO23	N/A	Determined via Section 173	N/A
Aurora Development Plan Part 2.2	DPO23	N/A	\$389,527.09	N/A
Brush Road Development Plan	DPO12	N/A	\$129,690.03 <sup>3</sup>	Refer to Harvest Home Road LSP
Mernda Western Strip - Mernda Villages		N/A	\$190,410.09	N/A
Mernda Western Strip - Fairview		N/A	\$194,053.55	N/A
Mernda Western Strip - 240 Bindts Road		N/A	\$191,565.52	N/A
Mernda Western Strip - Parkhill		N/A	\$191,565.52	N/A

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Mernda Western Strip - Mernda on the Park		N/A	\$194,721.19	N/A
Mernda Western Strip - 55 Regent St		N/A	\$191,565.52	N/A
Mernda Western Strip - Regency Views		N/A	\$191,565.52	N/A
Mernda Western Strip - 120 Cravens Road		N/A	\$191,565.52	N/A
Mernda Western Strip - Remaining Landholdings		N/A	\$191,565.52	N/A
Mernda LSP–Precinct 1		N/A	\$10,663 Per Lot	N/A
South Morang LSP – Western Precinct		N/A	\$42,566.00	Additional 8% of Gross Developable Area
South Morang LSP – Eastern Precinct		N/A	\$6,058.82	Additional 8% of Gross Developable Area
Donnybrook - Woodstock ICP <sup>5</sup>  Monetary Component – Residential Development	ICO1	N/A	Standard Levy - Transport: \$150,295.60 Standard Levy – Community & Recreation: \$115,452.87 Supplementary Levy: \$52,447.30 <b>Total: \$318,195.76</b>	N/A
Donnybrook - Woodstock ICP <sup>5</sup>  Monetary Component – Non-Residential Development	ICO1	N/A	Standard Levy - Transport: \$150,295.60 Supplementary Levy: \$52,447.30 <b>Total: \$202,742.90</b>	N/A
Shenstone Park ICP <sup>5</sup>  Monetary Component – Residential Development	ICO2	N/A	Standard Levy - Transport: \$150,295.60 Standard Levy – Community & Recreation: \$115,452.87 <b>Total: \$265,748.47</b>	N/A

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<b>Shenstone Park ICP<sup>5</sup></b>  <b>Monetary Component – Non-Residential Development</b>	ICO2	N/A	Standard Levy - Transport: \$150,295.60 Standard Levy – Community & Recreation: \$0  <b>Total: \$150,295.60</b>	N/A

Last updated 30/06/2025

1. Land subject to Development Contributions may also be subject to separate Public Open Space Contributions. For information relating to Public Open Space Contributions for non-DCP/ICP land, contact Council's Development Assessment Department on 9217 2236.

2. Q1 2025-26. Rates change quarterly. Please contact the strategic infrastructure team on 9217 2056 for updated rate relevant to current quarter.

3. Harvest Home LSP DCP rates also apply.

4. July 2025 to Jan 2026. Rates change twice a year. Please contact the strategic infrastructure team on 9217 2056 for updated rate relevant to current half year.

5. For the Land Contribution refer to Schedule 1 to clause 45.11 Infrastructure, and the public purpose Land Credit & Equalisation document provided on Council's website.

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<sup>4</sup> July 2025 to Jan 2026. Rates change twice a year. Please contact the strategic infrastructure team on 9217 2056 for updated rate relevant to current half year.

<sup>5</sup> For the Land Contribution refer to Schedule 1 to clause 45.11 Infrastructure, and the public purpose Land Credit & Equalisation document provided on Council's website.