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 ¹
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

Precinct Name	Schedule Ref	Community Infrastructure Levy (CIL -\$ per dwelling)	Development Infrastructure Levy (DIL- \$ per hectare)	Additional Open Space Contributions ¹
Mernda Strategy Plan DCP Precinct 5 (Non-Residential)	DCPO9	N/A	\$37,951.97	Included in DIL
Epping North-East DCP Precinct 1 ²	DCPO10	\$1,398.38	\$220,931.34	Additional 5% of Gross Developable Area
Epping North-East DCP Precinct 2 ²	DCPO10	\$1,398.38	\$237,832.98	Additional 5% of Gross Developable Area
Lockerbie DCP ⁴	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 Epping Central Development Contributions Summary, 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 Aurora Development	DPO23	N/A N/A	Determined via Section 173 \$389,527.09	N/A N/A
Plan Part 2.2 Brush Road Development Plan	DPO12	N/A	\$129,690.033	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 N/A	\$191,565.52	N/A
Mernda Western Strip - Parkhill		IN/A	\$191,565.52	N/A

Precinct Name Ref Infrastructure Levy (CIL-\$ per dwelling) Infrastructure Levy (CIL-\$ per hectare) Space Contributions		Schedule	Community	Development	Additional Open
Cil S per dwelling Cil S per hectare Contributions	Precinct Name	Ref	_	The second secon	_
Mernda Western Strip - Mernda on the Park Mernda Western Strip - 55 Regent St Mernda Western Strip - Regency Views Mernda Western Strip - Regency Views Mernda Western Strip - 120 Cravens Road Mernda Western Strip - Remaining Landholdings N/A S191,565.52 N/A S191,565.52 N/A S191,565.52 N/A S191,565.52 N/A S10,663 Per Lot N/A S42,566.00 Additional 8% of Gross Developa Area Additional 8% of Gross Developa Area Area South Morang LSP — Eastern Precinct N/A Standard Levy— Community & Recreation: S115,452.87 Supplementary Levy: \$52,447.30 Total: \$318,195.76 N/A Shenstone Park ICP5 Monetary Component - Residential Development ICO1 N/A Standard Levy— Transport: \$150,295.60 Supplementary Levy: \$52,447.30 Total: \$520,742.90 Standard Levy— Transport: \$150,295.60 Standard Levy— Transport: \$150,295.60 Standard Levy— Community & Recreation: S150,295.60 Standard Levy— Community & Recreation: N/A Standard Levy— Community & Recreation:			the state of the s		Contributions ¹
- 55 Regent St Mernda Western Strip - Regency Views Mernda Western Strip - 120 Cravens Road Mernda Western Strip - Remaining - Remainin	•		-	\$194,721.19	N/A
- Regency Views Mernda Western Strip - 120 Cravens Road Mernda Western Strip - Remaining Landholdings Mernda LSP-Precinct 1 South Morang LSP - Western Precinct South Morang LSP - Eastern Precinct N/A N/A S10,663 Per Lot N/A S42,566.00 Additional 8% of Gross Developa Area Additional 8% of Gross Developa Area N/A S6,058.82 Additional 8% of Gross Developa Area N/A Standard Levy - Transport: S150,295.60 Standard Levy - Community & Recreation: S115,452.87 Supplementary Levy: S52,447.30 Total: \$318,195.76 N/A Shenstone Park ICP5 Monetary Component - Residential Development N/A Standard Levy - Transport: S150,295.60 Supplementary Levy: S52,447.30 Total: \$202,742.90 N/A Standard Levy - Transport: S150,295.60 Supplementary Levy: S52,447.30 Total: \$202,742.90 N/A Standard Levy - Transport: S150,295.60 Supplementary Levy: S52,447.30 Total: \$202,742.90 N/A Standard Levy - Community & Recreation: S150,295.60 Standard Levy - Community & Recreation: S150,295.60 Standard Levy - Community & Recreation:	-		N/A	\$191,565.52	N/A
- 120 Cravens Road Mernda Western Strip - Remaining Landholdings Mernda LSP-Precinct 1 South Morang LSP - Western Precinct South Morang LSP - Eastern Precinct N/A Standard Levy - Transport: \$150,295.60 Standard Levy - Community & Recreation: \$115,452.87 Supplementary Levy: \$52,447.30 Total: \$318,195.76 Monetary Component - Non-Residential Development N/A Standard Levy - Transport: \$150,295.60 Standard Levy - Transport: \$150,295.60 Standard Levy - Transport: \$150,295.60 Supplementary Levy: \$52,447.30 Total: \$318,195.76 N/A Standard Levy - Transport: \$150,295.60 Supplementary Levy: \$52,447.30 Total: \$202,742.90 N/A Standard Levy - Transport: \$150,295.60 Standar	· ·		N/A	\$191,565.52	N/A
- Remaining Landholdings Mernda LSP—Precinct 1 South Morang LSP — Western Precinct South Morang LSP — Eastern Precinct N/A Standard Levy — Transport: \$150,295.60 Monetary Component — Residential Development N/A Standard Levy — Transport: \$150,295.60 Supplementary Levy: \$52,447.30 Total: \$318,195.76 N/A Standard Levy — Transport: \$150,295.60 Supplementary Levy: \$52,447.30 Total: \$202,742.90 N/A Standard Levy — Transport: \$150,295.60 Supplementary Levy: \$52,447.30 Total: \$202,742.90 N/A Standard Levy — Transport: \$150,295.60 Supplementary Levy: \$52,447.30 Total: \$202,742.90 N/A Standard Levy — Transport: \$150,295.60 Supplementary Levy: \$52,447.30 Total: \$202,742.90 N/A Standard Levy — Transport: \$150,295.60 Supplementary Levy: \$52,447.30 Total: \$202,742.90	•		N/A	\$191,565.52	N/A
South Morang LSP - Western Precinct N/A \$42,566.00 Additional 8% of Gross Developa Area	- Remaining		N/A	\$191,565.52	N/A
Western Precinct South Morang LSP — Eastern Precinct N/A Standard Levy — Transport: \$150,295.60 Standard Levy — Community & Recreation: \$115,452.87 Supplementary Levy: \$52,447.30 Total: \$318,195.76 N/A Standard Levy — Transport: \$150,295.60 N/A N/A N/A N/A N/A N/A Standard Levy — Community & Recreation: \$115,452.87 Supplementary Levy: \$52,447.30 Total: \$318,195.76 N/A N/A Standard Levy — Transport: \$150,295.60 Supplementary Levy: \$52,447.30 Total: \$202,742.90 N/A Shenstone Park ICP5 Monetary Component — Residential Development ICO2 Monetary Component — Residential Development ICO2 Monetary Component — Residential Development ICO2 Monetary Component — Residential Development Residential Development Residential Development Residential Development Residential Development Residential Development	Mernda LSP–Precinct 1		N/A	\$10,663 Per Lot	N/A
South Morang LSP — Eastern Precinct N/A Standard Levy - Transport: \$150,295.60 Standard Levy — Community & Recreation: \$115,452.87 Supplementary Levy: \$52,447.30 Total: \$318,195.76 N/A Standard Levy — Transport: \$150,295.60 Supplementary Levy: \$52,447.30 Total: \$318,195.76 N/A Standard Levy — Transport: \$150,295.60 Supplementary Levy: \$52,447.30 Total: \$202,742.90 N/A Shenstone Park ICP5 Monetary Component — Residential Development ICO2 Monetary Component — Residential Development Residential Development ICO2 Monetary Component — Residential Development Residential Development	_			\$42,566.00	Additional 8% of Gross Developable Area
Donnybrook - Woodstock ICP ⁵ Monetary Component - Residential Development Donnybrook - Woodstock ICP ⁵ Donnybrook - Woodstock ICP ⁵ Monetary Component - Non-Residential Development ICO1 Standard Levy - Community & Recreation: \$115,452.87 Supplementary Levy: \$52,447.30 Total: \$318,195.76 N/A Standard Levy - Transport: \$150,295.60 Supplementary Levy: \$52,447.30 Total: \$202,742.90 N/A Standard Levy - Transport: \$150,295.60 Supplementary Levy: \$52,447.30 N/A Standard Levy - Transport: \$150,295.60 Standard Levy - Transport: \$150,295.60 Standard Levy - Community & Recreation:	_		N/A	\$6,058.82	Additional 8% of Gross Developable Area
Monetary Component - Non-Residential Development N/A Shenstone Park ICP5 Monetary Component - Residential Development ICO2 Monetary Component - Residential Development ICO2 Monetary Component - Residential Development Residential Development Transport: \$150,295.60 Standard Levy - Community & Recreation:	Woodstock ICP ⁵ Monetary Component - Residential	ICO1	N/A	Transport: \$150,295.60 Standard Levy – Community & Recreation: \$115,452.87 Supplementary Levy: \$52,447.30	N/A
Shenstone Park ICP ⁵ N/A Shenstone Park ICP ⁵ Monetary Component - Residential Development Residential Residential	Woodstock ICP ⁵ Monetary Component - Non-Residential	ICO1	N/A	Transport: \$150,295.60 Supplementary Levy: \$52,447.30	N/A
Total: \$265,748.47	Shenstone Park ICP ⁵ Monetary Component – Residential	ICO2	N/A	Standard Levy - Transport: \$150,295.60 Standard Levy - Community & Recreation: \$115,452.87	N/A

Precinct Name	Schedule Ref	Community Infrastructure Levy (CIL -\$ per dwelling)	Development Infrastructure Levy (DIL- \$ per hectare)	Additional Open Space Contributions ¹
Shenstone Park ICP ⁵ Monetary Component – Non-Residential Development	ICO2	N/A	Standard Levy - Transport: \$150,295.60 Standard Levy - Community & Recreation: \$0 Total: \$150,295.60	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.

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.

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.

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.

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.