

Development Contribution rates by area

The rates shown below are the 2024-25 indexed rates.

The information below should be read in conjunction with the relevant development contributions plan, infrastructure contributions plan or other plan.

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	\$450	\$141,582.09	Included in DIL
Harvest Home Road LSP DCP	DCPO2	\$450	\$142,881.36	
Drainage Levy	DCPO3	N/A	\$2.63 per sqm of total site area \$4.81 per sqm of additional impervious floor area	N/A
Cooper Street Employment Area	DCPO4	N/A	\$106,035.79	Included in DIL
Mernda Strategy Plan DCP Precinct 2A	DCPO5	\$249.80	\$223,801.97	Included in DIL
Mernda Strategy Plan DCP Precinct 2B (Residential)	DCPO6	\$249.80	\$244,261.85	Included in DIL
Mernda Strategy Plan DCP Precinct 2B (Non-Residential)	DCPO6	N/A	\$41,710.09	Included in DIL
Mernda Strategy Plan DCP Precinct 3 (Residential)	DCPO7	\$249.80	\$266,523.91	Included in DIL
Mernda Strategy Plan DCP Precinct 3 (Non-Residential)	DCPO7	N/A	\$36,123.65	Included in DIL
Mernda Strategy Plan DCP Precinct 4 (Residential)	DCPO8	\$249.80	\$282,091.77	Included in DIL
Mernda Strategy Plan DCP Precinct 4 (Non-Residential)	DCPO8	N/A	\$38,839.54	Included in DIL
Mernda Strategy Plan DCP Precinct 5 (Residential)	DCPO9	\$249.80	\$269,366.41	Included in DIL
Mernda Strategy Plan DCP Precinct 5 (Non-Residential)	DCPO9	N/A	\$36,213.91	Included in DIL

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Epping North-East DCP Precinct 1 ²	DCPO10	\$1,166.63	\$208,059.28	Additional 5% of Gross Developable Area
Epping North-East DCP Precinct 2 ²	DCPO10	\$1,166.63	\$223,497.63	Additional 5% of Gross Developable Area
Lockerbie DCP ⁴	DCPO11	\$1,055	\$567,967	Additional 2.03% of Net Developable Area
Quarry Hills DCP	DCPO13	\$1,450.00	\$404,576.70	Additional 3.5% of Net Developable Area
Epping Central DCP	DCPO14	\$1,450.00	Download separate Epping Central Development Contributions Summary , or contact Strategic Planning on 9217 2056	
English Street DCP Residential Development	DCPO15	\$902	\$403,828.13	Additional 3.98% of Net Developable Area
English Street DCP Non-Residential Development	DCPO15	N/A	\$301,211.46	Additional 1.83% of Net Developable Area
Wollert DCP Residential Development	DCPO16	\$1,450.00	\$535,016.24	Additional 4.47% of Net Developable Area
Wollert DCP Non-Residential Development	DCPO16	N/A	\$273,885.73	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	\$362,235.26	N/A
Brush Road Development Plan	DPO12	N/A	\$129,690.03 ³	Refer to Harvest Home Road LSP
Mernda Western Strip - Mernda Villages		N/A	\$185,369.76	N/A
Mernda Western Strip - Fairview		N/A	\$190,133.57	N/A
Mernda Western Strip - 240 Bindts Road		N/A	\$187,645.55	N/A
Mernda Western Strip - Parkhill		N/A	\$187,645.55	N/A
Mernda Western Strip - Mernda on the Park		N/A	\$190,801.22	N/A
Mernda Western Strip - 55 Regent St		N/A	\$187,645.55	N/A

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Mernda Western Strip - Regency Views		N/A	\$187,645.55	N/A
Mernda Western Strip - 120 Cravens Road		N/A	\$187,645.55	N/A
Mernda Western Strip - Remaining Landholdings		N/A	\$187,645.55	N/A
Mernda LSP–Precinct 1		N/A	\$64,282.48	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 ⁵ Monetary Component – Residential Development	ICO1	N/A	Standard Levy - Transport: \$147,562.48 Standard Levy – Community & Recreation: \$109,087.96 Supplementary Levy: \$53,849.27 Total: \$310,499.72	N/A
Donnybrook - Woodstock ICP ⁵ Monetary Component – Non-Residential Development	ICO1	N/A	Standard Levy - Transport: \$147,562.48 Supplementary Levy: \$53,849.27 Total: \$201,411.75	N/A
Shenstone Park ICP ⁵ Monetary Component – Residential Development	ICO2	N/A	Standard Levy - Transport: \$147,562.48 Standard Levy – Community & Recreation: \$109,087.96 Total: \$256,650.44	N/A

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Shenstone Park ICP⁵ Monetary Component – Non-Residential Development	ICO2	N/A	Standard Levy - Transport: \$147,562.48 Standard Levy – Community & Recreation: \$0 Total: \$147,562.48	N/A

Last updated 01/07/2024

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 2024-25. 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 December 2023 to July 2024. 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.