



CUMBERLAND
CITY COUNCIL

Contribution Plans Operating in the Cumberland Local Government Area

Development Contribution Rates for the March 2025 Quarterly Consumer Price Indexation

CONTRIBUTION RATES FOR CUMBERLAND CITY COUNCIL

1. CUMBERLAND LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2020

Development Contribution Rates – March 2025 Quarterly CPI effective 1 May 2025

For all applications lodged after 15 January 2020

Section 7.11 rates apply to residential and mixed development. *Secondary dwelling type (granny flat) rate only applies owner-occupied main residence on development applications. All other 'secondary' dwelling applications contributions are calculated based on the number of bedrooms.

Dwelling Type	Rate	Development Type
Per person / per bedroom	\$7,350	Boarding houses, hostels, Group Homes
Per secondary dwelling* or senior independent living	\$11,025	*Owner occupied main dwelling, independent senior living units
Per studio or 1 bedroom dwelling/Secondary Dwelling	\$11,759	All remaining residential development
Per 2 bedroom Dwelling/Secondary Dwelling	\$18,963	All remaining residential development
Per 3 bedroom dwelling/new dwelling	\$20,000 (Capped)	All remaining residential development

Section 7.12 levies can apply to mixed and non-residential development type. Cost of works to be accepted by Council for levy application. Section 7.12 levies to be applied

Construction cost	Rate	Application to Development Type
Up to and including \$100,000	NIL	Does not include residential development
\$100,001 - \$200,000	0.5%	As outlined in section 4.1 and Table 13 of the Cumberland Contribution Plan
\$200,001 +	1%	As outlined in section 4.1 and Table 13 of the Cumberland Contribution Plan

Mixed Development (Residential Flat Building Residential/Commercial)

7.11 Rates applied based on residential unit mix and 7.12 levies calculated on the total cost of works. The greater of the levies calculated are applied.

2. Neil Street Precinct (Merrylands) Calculation Rates - Residential

Dwelling Type	Rate	Development Type
Per Person Rate	\$12,633	Boarding Houses
Per studio or 1 bedroom dwelling	\$17,181	All remaining residential development
Per 2 bedroom dwelling	\$29,055	All remaining residential development
Per 3 bedroom dwelling/new dwelling	\$40,677	All remaining residential development
Non Residential M2GFA	\$368	Non Residential (Gross Floor Area)

Land within the Cumberland Local Government Area identified as the Neil Street Precinct (Merrylands). Contributions are exempt from capped contributions in accordance with the Ministerial Directions.

3. Pemulwuy Calculation Rates – Residential (Subdivision Development)

Dwelling Type	Rate	Development Type
Lakewood Estate - Per New Dwelling	\$11,953	Residential Development
Nelson Ridge – Per New Dwelling	\$12,100	Residential Development

Applications approved under the former Council's contributions plans prior to the adoption of the Cumberland Contribution Plan January 2020 are subject to those plans to which the contributions were levied and not yet paid.

- a. Holroyd Section 94 Development Contribution Plan 2013
- b. Auburn Development Contribution Plan 2007 (amended 2016)
- c. Parramatta Section 94A Development Contributions Plan (Amendment 5 2017)
- d. Pemulwuy Contributions Plan 2015

Applications approved from January 2020 are subject to the contributions rates outlined in the Cumberland Contribution Plan

4. Former Holroyd Council 2013 Contributions Plan

New residential dwellings														
Contribution Area (see Map)	Dwelling type / lot	City Wide Informal Parks & Recreation Land Acquisition	City Wide Informal Parks & Recreation Works	Local Informal Parks & Recreation Land Acquisition	Local Informal Parks & Recreation Works	Sporting Fields & Facilities Land Acquisition	Sporting Fields & Facilities Works	Community Facilities	Centre Roads & Transport	Public Domain Works	Drainage	Admin. & Studies	Total Without Cap	Total with Cap
Merrylands Centre (General)	Per person	\$374.38	\$154.06	\$1,506.24	\$491.04	\$1,190.87	\$1,333.24	\$1,067.08	\$1,097.09	\$879.00	\$0.00	\$120.08	\$8,213.09	\$8,213
	1-bedroom / studio	\$509.15	\$209.53	\$2,048.49	\$667.81	\$1,619.59	\$1,813.21	\$1,451.22	\$1,492.05	\$1,195.44	\$0.00	\$163.31	\$11,169.80	\$11,170
	2-bedroom	\$861.07	\$354.35	\$3,464.35	\$1,129.38	\$2,739.01	\$3,066.46	\$2,454.27	\$2,523.31	\$2,021.70	\$0.00	\$276.19	\$18,890.11	\$18,890
	3 or more bedrooms	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$3,532.64	\$2,830.39	\$0.00	\$386.67	\$26,446.15	\$20,000
	New lot	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$3,532.64	\$2,830.39	\$0.00	\$386.67	\$26,446.15	\$20,000
Merrylands Centre - Central Drainage Precinct	Per person	\$374.38	\$154.06	\$1,506.24	\$491.04	\$1,190.87	\$1,333.24	\$1,067.08	\$1,097.09	\$879.00	\$247.38	\$120.08	\$8,460.47	\$8,460
	1-bedroom / studio	\$509.15	\$209.53	\$2,048.49	\$667.81	\$1,619.59	\$1,813.21	\$1,451.22	\$1,492.05	\$1,195.44	\$336.44	\$163.31	\$11,506.24	\$11,506
	2-bedroom	\$861.07	\$354.35	\$3,464.35	\$1,129.38	\$2,739.01	\$3,066.46	\$2,454.27	\$2,523.31	\$2,021.70	\$568.98	\$276.19	\$19,459.09	\$19,459
	3 or more bedrooms	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$3,532.64	\$2,830.39	\$796.57	\$386.67	\$27,242.72	\$20,000
	New lot	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$3,532.64	\$2,830.39	\$796.57	\$386.67	\$27,242.72	\$20,000
Merrylands Centre - Neil Street Precinct	Per person	\$374.38	\$154.06	\$1,506.24	\$491.04	\$1,190.87	\$1,333.24	\$1,067.08	\$1,097.09	\$879.00	\$4,419.73	\$120.08	\$12,632.82	\$12,633
	1-bedroom / studio	\$509.15	\$209.53	\$2,048.49	\$667.81	\$1,619.59	\$1,813.21	\$1,451.22	\$1,492.05	\$1,195.44	\$6,010.84	\$163.31	\$17,180.64	\$17,181
	2-bedroom	\$861.07	\$354.35	\$3,464.35	\$1,129.38	\$2,739.01	\$3,066.46	\$2,454.27	\$2,523.31	\$2,021.70	\$10,165.39	\$276.19	\$29,055.50	\$29,055
	3 or more bedrooms	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$3,532.64	\$2,830.39	\$14,231.55	\$386.67	\$40,677.69	\$40,678
	New lot	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$3,532.64	\$2,830.39	\$14,231.55	\$386.67	\$40,677.69	\$40,678
Wentworthville Centre	Per person	\$374.38	\$154.06	\$1,506.24	\$491.04	\$1,190.87	\$1,333.24	\$1,067.08	\$247.10	\$1,350.55	\$0.00	\$120.08	\$7,834.64	\$7,835
	1-bedroom / studio	\$509.15	\$209.53	\$2,048.49	\$667.81	\$1,619.59	\$1,813.21	\$1,451.22	\$336.06	\$1,836.74	\$0.00	\$163.31	\$10,655.11	\$10,655
	2-bedroom	\$861.07	\$354.35	\$3,464.35	\$1,129.38	\$2,739.01	\$3,066.46	\$2,454.27	\$568.33	\$3,106.26	\$0.00	\$276.19	\$18,019.67	\$18,020
	3 or more bedrooms	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$795.66	\$4,348.76	\$0.00	\$386.67	\$25,227.54	\$20,000
	New lot	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$795.66	\$4,348.76	\$0.00	\$386.67	\$25,227.54	\$20,000
Pendle Hill Centre	Per person	\$374.38	\$154.06	\$1,506.24	\$491.04	\$1,190.87	\$1,333.24	\$1,067.08	\$372.57	\$1,005.39	\$0.00	\$120.08	\$7,614.95	\$7,615
	1-bedroom / studio	\$509.15	\$209.53	\$2,048.49	\$667.81	\$1,619.59	\$1,813.21	\$1,451.22	\$506.69	\$1,367.33	\$0.00	\$163.31	\$10,356.33	\$10,356
	2-bedroom	\$861.07	\$354.35	\$3,464.35	\$1,129.38	\$2,739.01	\$3,066.46	\$2,454.27	\$856.91	\$2,312.39	\$0.00	\$276.19	\$17,514.38	\$17,514
	3 or more bedrooms	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$1,199.67	\$3,237.35	\$0.00	\$386.67	\$24,520.14	\$20,000
	New lot	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$1,199.67	\$3,237.35	\$0.00	\$386.67	\$24,520.14	\$20,000
Toongabbie Centre	Per person	\$374.38	\$154.06	\$1,506.24	\$491.04	\$1,190.87	\$1,333.24	\$1,067.08	\$1,342.52	\$518.03	\$0.00	\$120.08	\$8,097.54	\$8,098
	1-bedroom / studio	\$509.15	\$209.53	\$2,048.49	\$667.81	\$1,619.59	\$1,813.21	\$1,451.22	\$1,825.83	\$704.52	\$0.00	\$163.31	\$11,012.66	\$11,013
	2-bedroom	\$861.07	\$354.35	\$3,464.35	\$1,129.38	\$2,739.01	\$3,066.46	\$2,454.27	\$3,087.80	\$1,191.46	\$0.00	\$276.19	\$18,624.35	\$18,624
	3 or more bedrooms	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$4,322.92	\$1,668.05	\$0.00	\$386.67	\$26,074.09	\$20,000
	New lot	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$4,322.92	\$1,668.05	\$0.00	\$386.67	\$26,074.09	\$20,000
South Wentworthville Centre	Per person	\$374.38	\$154.06	\$1,506.24	\$491.04	\$1,190.87	\$1,333.24	\$1,067.08	\$991.68	\$1,253.22	\$0.00	\$120.08	\$8,481.89	\$8,482
	1-bedroom / studio	\$509.15	\$209.53	\$2,048.49	\$667.81	\$1,619.59	\$1,813.21	\$1,451.22	\$1,348.69	\$1,704.38	\$0.00	\$163.31	\$11,535.38	\$11,535
	2-bedroom	\$861.07	\$354.35	\$3,464.35	\$1,129.38	\$2,739.01	\$3,066.46	\$2,454.27	\$2,280.87	\$2,882.40	\$0.00	\$276.19	\$19,508.36	\$19,508
	3 or more bedrooms	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$3,193.21	\$4,035.36	\$0.00	\$386.67	\$27,311.70	\$20,000
	New lot	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$3,193.21	\$4,035.36	\$0.00	\$386.67	\$27,311.70	\$20,000
Mays Hill Centre	Per person	\$374.38	\$154.06	\$1,506.24	\$491.04	\$1,190.87	\$1,333.24	\$1,067.08	\$205.94	\$1,111.12	\$0.00	\$120.08	\$7,554.05	\$7,554
	1-bedroom / studio	\$509.15	\$209.53	\$2,048.49	\$667.81	\$1,619.59	\$1,813.21	\$1,451.22	\$280.07	\$1,511.12	\$0.00	\$163.31	\$10,273.51	\$10,274
	2-bedroom	\$861.07	\$354.35	\$3,464.35	\$1,129.38	\$2,739.01	\$3,066.46	\$2,454.27	\$473.65	\$2,555.58	\$0.00	\$276.19	\$17,374.32	\$17,374
	3 or more bedrooms	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$663.11	\$3,577.81	\$0.00	\$386.67	\$24,324.05	\$20,000
	New lot	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$663.11	\$3,577.81	\$0.00	\$386.67	\$24,324.05	\$20,000
Merrylands West Centre	Per person	\$374.38	\$154.06	\$1,506.24	\$491.04	\$1,190.87	\$1,333.24	\$1,067.08	\$0.00	\$1,106.35	\$0.00	\$120.08	\$7,343.35	\$7,343
	1-bedroom / studio	\$509.15	\$209.53	\$2,048.49	\$667.81	\$1,619.59	\$1,813.21	\$1,451.22	\$0.00	\$1,504.64	\$0.00	\$163.31	\$9,986.95	\$9,987
	2-bedroom	\$861.07	\$354.35	\$3,464.35	\$1,129.38	\$2,739.01	\$3,066.46	\$2,454.27	\$0.00	\$2,544.61	\$0.00	\$276.19	\$16,889.70	\$16,890
	3 or more bedrooms	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$0.00	\$3,562.46	\$0.00	\$386.67	\$23,645.58	\$20,000
	New lot	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$0.00	\$3,562.46	\$0.00	\$386.67	\$23,645.58	\$20,000
Guildford Centre	Per person	\$374.38	\$154.06	\$1,506.24	\$491.04	\$1,190.87	\$1,333.24	\$1,067.08	\$0.00	\$1,581.59	\$0.00	\$120.08	\$7,818.58	\$7,819
	1-bedroom / studio	\$509.15	\$209.53	\$2,048.49	\$667.81	\$1,619.59	\$1,813.21	\$1,451.22	\$0.00	\$2,150.96	\$0.00	\$163.31	\$10,633.27	\$10,633
	2-bedroom	\$861.07	\$354.35	\$3,464.35	\$1,129.38	\$2,739.01	\$3,066.46	\$2,454.27	\$0.00	\$3,637.65	\$0.00	\$276.19	\$17,982.74	\$17,983
	3 or more bedrooms	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$0.00	\$5,092.71	\$0.00	\$386.67	\$25,175.83	\$20,000
	New lot	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$0.00	\$5,092.71	\$0.00	\$386.67	\$25,175.83	\$20,000
Greystanes Centre	Per person	\$374.38	\$154.06	\$1,506.24	\$491.04	\$1,190.87	\$1,333.24	\$1,067.08	\$0.00	\$1,788.37	\$0.00	\$120.08	\$8,025.37	\$8,025
	1-bedroom / studio	\$509.15	\$209.53	\$2,048.49	\$667.81	\$1,619.59	\$1,813.21	\$1,451.22	\$0.00	\$2,432.19	\$0.00	\$163.31	\$10,914.50	\$10,915
	2-bedroom	\$861.07	\$354.35	\$3,464.35	\$1,129.38	\$2,739.01	\$3,066.46	\$2,454.27	\$0.00	\$4,113.26	\$0.00	\$276.19	\$18,458.35	\$18,458
	3 or more bedrooms	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$0.00	\$5,758.57	\$0.00	\$386.67	\$25,841.69	\$20,000
	New lot	\$1,205.49	\$496.09	\$4,850.10	\$1,581.13	\$3,834.61	\$4,293.04	\$3,435.98	\$0.00	\$5,758.57	\$0.00	\$386.67	\$25,841.69	\$20,000
All other areas (Infill)	Per person	\$277.71	\$114.29	\$1,117.33	\$364.25	\$883.39	\$989.00	\$791.56	\$0.00	\$0.00	\$0.00	\$89.08	\$4,626.60	\$4,627
	1-bedroom / studio	\$377.69	\$155.43	\$1,519.57	\$495.38	\$1,201.41	\$1,345.04	\$1,076.52	\$0.00	\$0.00	\$0.00	\$121.15	\$6,292.18	\$6,292
	2-bedroom	\$638.74	\$262.86	\$2,569.86	\$837.78	\$2,031.80	\$2,274.70	\$1,820.58	\$0.00	\$0.00	\$0.00	\$204.88	\$10,641.19	\$10,641
	3 or more bedrooms	\$894.23	\$368.00	\$3,597.80	\$1,172.89	\$2,844.52	\$3,184.58	\$2,548.81	\$0.00	\$0.00	\$0.00	\$286.83	\$14,897.66	\$14,898
	New lot	\$894.23	\$368.00	\$3,597.80	\$1,172.89	\$2,844.52	\$3,184.58	\$2,548.81	\$0.00	\$0.00	\$0.00	\$286.83	\$14,897.66	\$14,898
MERRYLANDS CENTRE CAR PARK						\$38,613								

Table 1.2 Contribution Rates for Secondary Dwellings	
Secondary dwellings (granny flats) flat rate - all areas	\$4,510

Table 1.4 Contribution Rates for Non-Dwelling Residential Development	
Non-dwelling residential (e.g. boarding house)	per person rate per every room

Non-Residential Contribution Rates					
Contribution Area (See Map)	Centre Roads & Transport	Public Domain Works	Drainage	Admin. & Studies	Total (per m ² gross floor area)
Merrylands Centre (General)	\$231.30	\$22.24	\$0.00	\$3.04	\$257
Merrylands Centre - Central Drainage Precinct	\$231.30	\$22.24	\$6.26	\$3.04	\$263
Merrylands Centre - Neil Street Precinct	\$231.30	\$22.24	\$111.82	\$3.04	\$368
Wentworthville Centre	\$0.00	\$34.17	\$0.00	\$3.04	\$37
Pendle Hill Centre	\$0.00	\$25.44	\$0.00	\$3.04	\$28
Toongabbie Centre	\$0.00	\$13.11	\$0.00	\$3.04	\$16
South Wentworthville Centre	\$0.00	\$31.71	\$0.00	\$3.04	\$35
Mays Hill Centre	\$0.00	\$28.11	\$0.00	\$3.04	\$31
Merrylands West Centre	\$0.00	\$27.99	\$0.00	\$3.04	\$31
Guildford Centre	\$0.00	\$40.01	\$0.00	\$3.04	\$43
Greystanes Centre	\$0.00	\$45.25	\$0.00	\$3.04	\$48

5. Former Auburn Council Contributions Rates

Contribution Rates March 2025(Auburn Plan)					
Development Type	Community Facilities	Public Domain/Open Space	Accessibility & Transport	Admin	Total
1 Bedroom/ 1 bedroom Granny Flat	\$ 980.25	\$ 2,168.08	\$ 597.10	\$ 229.87	\$ 3,975.30
2 Bedroom/ 2 bedroom Granny Flat	\$ 1,885.58	\$ 4,170.25	\$ 1,149.48	\$ 440.62	\$ 7,645.94
3 Bedroom	\$ 2,565.78	\$ 5,674.36	\$ 1,561.18	\$ 597.32	\$ 10,398.65
4 Bedrooms+	\$ 3,169.32	\$ 7,009.41	\$ 1,928.41	\$ 737.82	\$ 12,844.95
Totals for residential development	\$ 8,600.94	\$ 19,022.10	\$ 5,236.17	\$ 2,005.63	\$ 34,864.84
Total Payable	\$ 8,600.94	\$ 19,022.10	\$ 5,236.17	\$ 2,005.63	\$ 34,864.84

6. Non residential rates for the former Auburn Contributions Plan and Parramatta Contribution Plan are subject to S7.12 contributions based on the cost of works

- Up to \$100,000 NIL
- \$100,001 - \$200,000 ½%
- \$200,001+ 1%

Note: Former Parramatta Contribution Plan are subject to S7.12 contributions based on cost of works for both residential and non residential development.