



CUMBERLAND
CITY COUNCIL

Contribution Plans Operating in the Cumberland Local Government Area

Development Contribution Rates for the December 2025 Quarterly Consumer Price Indexation

CONTRIBUTION RATES FOR CUMBERLAND CITY COUNCIL

1. CUMBERLAND LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2020

Development Contribution Rates – December 2025 Quarterly CPI effective 29th January 2026

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	\$7,532	Boarding houses, hostels, Group Homes
Per secondary dwelling* or senior independent living	\$11,298	*Owner occupied main dwelling, independent senior living units
Per studio or 1 bedroom dwelling/Secondary Dwelling	\$12,052	All remaining residential development
Per 2 bedroom Dwelling/Secondary Dwelling	\$19,434	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
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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.

Exemptions

- Knock Down Rebuild Existing Dwelling
- Alterations and additions to existing dwelling
- Affordable Housing Units managed by a Social Housing Provider for 15 Years.

Payment of contributions

Payment of contributions are required

- Development Consent prior to issue of Construction Certificate
- Complying Development – prior to the commencement of works.

Where a Complying development application is received notification regarding applicable contributions are sent to the Certifier and Applicant.

Indexation

Contributions are subject to change with the quarterly consumer price indexation and these indexations are released as follows

- Jan- March (Released April each year)
- April – June (released July each year)
- July – Sept (released October each year)
- Oct – Dec (released January each year).