

19/01/2006  
VC37**SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO1****EPHING NORTH LSP DEVELOPMENT CONTRIBUTIONS PLAN****1.0**19/01/2006  
VC37**Area covered by this development contributions plan**

The area covered by this Development Contributions Plan (DCP) is the land within the Epping North Local Structure Plan area and shown on the planning scheme maps as DCPO1.

**2.0**19/01/2006  
VC37**Summary of costs**

<b>Facility</b>	<b>Total cost \$</b>	<b>Time of provision</b>	<b>Actual cost contribution attributable to development \$</b>	<b>Proportion of cost attributable to development %</b>
<i>Road Network</i>	\$23,209,000	Refer to Table 9 in Epping North LSP	\$3,586,946	15.4%
<i>Core Conservation Area</i>	\$365,000	Refer to Table 9 in Epping North LSP	\$365,000	100%
<i>Open Space</i>	\$2,740,000	Refer to Table 9 in Epping North LSP	\$2,740,000	100%
<i>Land for Regional Recreation Facilities</i>	\$3,320,000	Refer to Table 9 in Epping North LSP	\$513,071	15.4%
<i>Land for Local Recreation Facilities</i>	\$704,000	Refer to Table 9 in Epping North LSP	\$704,000	100%
<i>Community Infrastructure</i>	\$1,600,000	Refer to Table 9 in Epping North LSP	\$930,000	58.2%
<i>Bicycle Network</i>	\$210,000	Refer to Table 9 in Epping North LSP	\$210,000	100%
<i>Transport Corridor</i>	\$1,334,000	Unknown	\$206,179	15.4%
<b>TOTAL</b>	<b>\$33,482,000</b>	<b>-</b>	<b>\$9,255,196</b>	<b>27.6%</b>

Various roads are included within the “roads” development contribution listed in the above table. These are detailed in the Epping North Local Structure Plan and cover:

- Craigieburn Road East
- Lehmans Road

- Harvest Home Road
- O'Herns Road/Findon Road
- Edgars Road
- Epping Road
- E6 Roadway

**3.0**19/01/2006  
VC37**Summary of contributions**

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT						
	Development Infrastructure		Community infrastructure		All infrastructure		
	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential	
<i>Roads</i>	\$17,345 hectare	per -	-	-	-	\$17,345 hectare	per -
<i>Core Conservation Area</i>	\$1,765 hectare	per -	-	-	-	\$1,765 hectare	per -
<i>Open Space</i>	\$13,250 hectare	per -	-	-	-	\$13,250 hectare	per -
<i>Land for Regional Recreation Facilities</i>	\$2,481 hectare	per -	-	-	-	\$2,481 hectare	per -
<i>Land for Local Recreation Facilities</i>	\$3,404						
<i>Community Infrastructure</i>	-	-	\$4,500 hectare	per -	-	\$4,500 hectare	per -
<i>Bicycle Network</i>	\$1,015 hectare	per -	-	-	-	\$1,015 hectare	per -
<i>Transport Corridor</i>	\$997 hectare	per -	-	-	-	\$997 hectare	per -
<b>TOTAL</b>	<b>\$40,257</b>		<b>\$4,500</b>			<b>\$44,757</b>	
	<b>per hectare</b>		<b>per hectare</b>			<b>per hectare</b>	

**4.0**

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**Land or development excluded from development contributions plan**

- Epping Soccer Stadium and RSL land
- Retarding basin required under the Edgars Creek Drainage Scheme
- Transmission easement
- Core Conservation Area (land within the Environmental Rural Zone)

*Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details*