

SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO1**.

EPPING 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.

2.019/01/2006
VC37**Summary of costs**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<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%
TOTAL	\$33,482,000	-	\$9,255,196	27.6%

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

WHITTLESEA PLANNING SCHEME

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 per hectare	-	-	-	\$17,345 per hectare	-
<i>Core Conservation Area</i>	\$1,765 per hectare	-	-	-	\$1,765 per hectare	-
<i>Open Space</i>	\$13,250 per hectare	-	-	-	\$13,250 per hectare	-
<i>Land for Regional Recreation Facilities</i>	\$2,481 per hectare	-	-	-	\$2,481 per hectare	-
<i>Land for Local Recreation Facilities</i>	\$3,404					
<i>Community Infrastructure</i>	-	-	\$4,500 per hectare	-	\$4,500 per hectare	-
<i>Bicycle Network</i>	\$1,015 per hectare	-	-	-	\$1,015 per hectare	-
<i>Transport Corridor</i>	\$997 per hectare	-	-	-	\$997 per hectare	-
TOTAL	\$40,257 per hectare		\$4,500 per hectare		\$44,757 per hectare	

4.0

19/01/2006
VC37

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