

09/11/2017  
GC75**SCHEDULE 14 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO14**.**EPPING CENTRAL DEVELOPMENT CONTRIBUTIONS PLAN****1.0**19/03/2015  
C130**Area covered by this development contributions plan**

The area covered by this Development Contributions Plan (DCP) is land within the Epping Central Structure Plan (ECSP) area as shown on the planning scheme maps as DCPO14.

**2.0**19/03/2015  
C130**Summary of costs for Charge Areas 1-9**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads and Traffic management works	\$57,653,235	See Appendix 3 of ECSP DCP Incorporated Document	\$20,193,882	35.0%
Streetscape & environment	\$7,161,000	See Appendix 3 of ECSP DCP Incorporated Document	\$3,818,380	53.3%
Parks	\$4,205,600	See Appendix 3 of ECSP DCP Incorporated Document	\$2,811,138	66.8%
Community facilities	\$23,888,000	See Appendix 3 of ECSP DCP Incorporated Document	\$4,204,950	17.6%
Drainage	\$6,715,800	See Appendix 3 of ECSP DCP Incorporated Document	\$3,034,846	45.2%
<b>TOTAL</b>	<b>\$99,623,635</b>		<b>\$34,063,195</b>	<b>34.2%</b>

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GC75**Summary of contributions****3.1**09/11/2017  
GC75**Summary of contributions for DCP Charge Area 1**

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure			Community infrastructure		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial
Roads and Traffic management works	\$1,299.43 / dwelling	\$6,534.50 / 100sqm floorspace	-	-	-	-
Streetscape & environment	\$315.84 / dwelling	\$1,588.27 / 100sqm floorspace	-	-	-	-
Parks	\$1,674.35 / dwelling	-	-	-	-	-
Community facilities	-	-	-	\$1,150 / dwelling	-	-
Drainage	\$348.58 / dwelling	\$213.99 / 100sqm floorspace	-	-	-	-

**WHITTLESEA PLANNING SCHEME**

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure			Community infrastructure		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial
<b>TOTAL</b>	<b>\$3,638.20 per dwelling</b>	<b>\$8,336.75 per 100sqm floorspace</b>	-	<b>\$1,150 per dwelling</b>	-	-

Facility	LEVIES PAYABLE BY THE DEVELOPMENT		
	All infrastructure		
	Residential	Commercial	Industrial
Roads and Traffic management works	\$1,299.43 / dwelling	\$6,534.50 / 100sqm floorspace	-
Streetscape & environment	\$315.84 / dwelling	\$1,588.27 / 100sqm floorspace	-
Parks	\$1,674.35 / dwelling	-	-
Community facilities	\$900 / dwelling	-	-
Drainage	\$348.58 / dwelling	\$213.99 / 100sqm floorspace	-
<b>TOTAL</b>	<b>\$4,538.20 per dwelling</b>	<b>\$8,336.75 per 100sqm floorspace</b>	-

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**Summary of contributions for DCP Charge Area 2**

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure			Community infrastructure		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial
Roads and Traffic management works	\$2,035.07 / dwelling	\$10,233.84 / 100sqm floorspace	-	-	-	-
Streetscape & environment	\$315.84 / dwelling	\$1,588.27 / 100sqm floorspace	-	-	-	-
Parks	\$1,276.74 / dwelling	-	-	-	-	-
Community facilities	-	-	-	\$1,150 / dwelling	-	-
Drainage	\$348.58 / dwelling	\$213.99 / 100sqm floorspace	-	-	-	-
<b>TOTAL</b>	<b>\$3,976.23 per dwelling</b>	<b>\$12,036.10 per 100sqm floorspace</b>	-	<b>\$1,150 per dwelling</b>	-	-

**WHITTLESEA PLANNING SCHEME**

Facility	LEVIES PAYABLE BY THE DEVELOPMENT		
	All infrastructure		
	Residential	Commercial	Industrial
Roads and Traffic management works	\$2,035.07 / dwelling	\$10,233.84 / 100sqm floorspace	-
Streetscape & environment	\$315.84 / dwelling	\$1,588.27 / 100sqm floorspace	-
Parks	\$1,276.74 / dwelling	-	-
Community facilities	\$900 / dwelling	-	-
Drainage	\$348.58 / dwelling	\$213.99 / 100sqm floorspace	-
<b>TOTAL</b>	<b>\$4,876.23</b> per dwelling	<b>\$12,036.10</b> per 100sqm floorspace	-

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**Summary of contributions for DCP Charge Area 3**

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure			Community infrastructure		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial
Roads and Traffic management works	\$1,107.67 / dwelling	\$5,570.20 / 100sqm floorspace	-	-	-	-
Streetscape & environment	\$315.84 / dwelling	\$1,588.27 / 100sqm floorspace	-	-	-	-
Parks	\$397.61 / dwelling	-	-	-	-	-
Community facilities	-	-	-	\$1,150 / dwelling	-	-
Drainage	\$348.58 / dwelling	\$213.99 / 100sqm floorspace	-	-	-	-
<b>TOTAL</b>	<b>\$2,169.70</b> per dwelling	<b>\$7,372.46</b> per 100sqm floorspace	-	<b>\$1,150 per dwelling</b>	-	-

Facility	LEVIES PAYABLE BY THE DEVELOPMENT		
	All infrastructure		
	Residential	Commercial	Industrial
Roads and Traffic management works	\$1,107.67 / dwelling	\$5,570.20 / 100sqm floorspace	-
Streetscape & environment	\$315.84 / dwelling	\$1,588.27 / 100sqm floorspace	-

WHITTLESEA PLANNING SCHEME

Facility	LEVIES PAYABLE BY THE DEVELOPMENT		
	All infrastructure		
	Residential	Commercial	Industrial
Parks	\$397.61 / dwelling	-	-
Community facilities	\$900 / dwelling	-	-
Drainage	\$348.58 / dwelling	\$213.99 / 100sqm floorspace	-
<b>TOTAL</b>	<b>\$3,069.70 per dwelling</b>	<b>\$7,372.46 per 100sqm floorspace</b>	-

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Summary of contributions for DCP Charge Area 4

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure			Community infrastructure		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial
Roads and Traffic management works	\$807.58 / dwelling	\$4,061.10 / 100sqm floorspace	-	-	-	-
Streetscape & environment	\$253.43 / dwelling	\$1,274.45 / 100sqm floorspace	-	-	-	-
Parks	\$1,096.62 / dwelling	-	-	-	-	-
Community facilities	-	-	-	\$1,150 / dwelling	-	-
Drainage	\$348.58 / dwelling	\$213.99 / 100sqm floorspace	-	-	-	-
<b>TOTAL</b>	<b>\$2,506.21 per dwelling</b>	<b>\$5,549.54 per 100sqm floorspace</b>	-	<b>\$1,150 per dwelling</b>	-	-

Facility	LEVIES PAYABLE BY THE DEVELOPMENT		
	All infrastructure		
	Residential	Commercial	Industrial
Roads and Traffic management works	\$807.58 / dwelling	\$4,061.10 / 100sqm floorspace	-
Streetscape & environment	\$253.43 / dwelling	\$1,274.45 / 100sqm floorspace	-
Parks	\$1,096.62 / dwelling	-	-
Community facilities	\$900 / dwelling	-	-
Drainage	\$348.58 / dwelling	\$213.99 / 100sqm floorspace	-

WHITTLESEA PLANNING SCHEME

Facility	LEVIES PAYABLE BY THE DEVELOPMENT		
	All infrastructure		
	Residential	Commercial	Industrial
<b>TOTAL</b>	<b>\$3,406.21</b> per dwelling	<b>\$5,549.54</b> per 100sqm floorspace	-

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Summary of contributions for DCP Charge Area 5

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure			Community infrastructure		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial
Roads and Traffic management works	-	\$6,432.57 / 100sqm floorspace	\$1,176.19 / 100sqm floorspace	-	-	-
Streetscape & environment	-	\$415.88 / 100sqm floorspace	\$76.04 / 100sqm floorspace	-	-	-
Parks	-	-	-	-	-	-
Community facilities	-	-	-	-	-	-
Drainage	-	\$213.99 / 100sqm floorspace	\$189.86 / 100sqm floorspace	-	-	-
<b>TOTAL</b>	-	<b>\$7,062.44</b> per 100sqm floorspace	<b>\$1,442.09</b> per 100sqm floorspace	-	-	-

Facility	LEVIES PAYABLE BY THE DEVELOPMENT		
	All infrastructure		
	Residential	Commercial	Industrial
Roads and Traffic management works	-	\$6,432.57 / 100sqm floorspace	\$1,176.19 / 100sqm floorspace
Streetscape & environment	-	\$415.88 / 100sqm floorspace	\$76.04 / 100sqm floorspace
Parks	-	-	-
Community facilities	-	-	-
Drainage	-	\$213.99 / 100sqm floorspace	\$189.86 / 100sqm floorspace
<b>TOTAL</b>	-	<b>\$7,062.44</b> per 100sqm floorspace	<b>\$1,442.09</b> per 100sqm floorspace

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## Summary of contributions for DCP Charge Area 6

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure			Community infrastructure		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial
Roads and Traffic management works	\$807.58 / dwelling	\$4,061.10 / 100sqm floorspace	-	-	-	-
Streetscape & environment	\$253.43 / dwelling	\$1,274.45 / 100sqm floorspace	-	-	-	-
Parks	\$1,096.62 / dwelling	-	-	-	-	-
Community facilities	-	-	-	\$1,150 / dwelling	-	-
Drainage	\$348.58 / dwelling	\$213.99 / 100sqm floorspace	-	-	-	-
<b>TOTAL</b>	<b>\$2,506.21 per dwelling</b>	<b>\$5,549.54 per 100sqm floorspace</b>	-	<b>\$1,150 per dwelling</b>	-	-

Facility	LEVIES PAYABLE BY THE DEVELOPMENT		
	All infrastructure		
	Residential	Commercial	Industrial
Roads and Traffic management works	\$807.58 / dwelling	\$4,061.10 / 100sqm floorspace	-
Streetscape & environment	\$253.43 / dwelling	\$1,274.45 / 100sqm floorspace	-
Parks	\$1,096.62 / dwelling	-	-
Community facilities	\$900 / dwelling	-	-
Drainage	\$348.58 / dwelling	\$213.99 / 100sqm floorspace	-
<b>TOTAL</b>	<b>\$3,406.21 per dwelling</b>	<b>\$5,549.54 per 100sqm floorspace</b>	-

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## Summary of contributions for DCP Charge Area 7

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure			Community infrastructure		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial
Roads and Traffic management works	\$1,395.71 / dwelling	\$7,018.69 / 100sqm floorspace	-	-	-	-

**WHITTLESEA PLANNING SCHEME**

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure			Community infrastructure		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial
Streetscape & environment	\$253.43 / dwelling	\$1,274.45 / 100sqm floorspace	-	-	-	-
Parks	-	-	-	-	-	-
Community facilities	-	-	-	\$1,150 / dwelling	-	-
Drainage	\$879.90 / dwelling	\$540.14 / 100sqm floorspace	-	-	-	-
<b>TOTAL</b>	<b>\$2,529.04 per dwelling</b>	<b>\$8,833.29 per 100sqm floorspace</b>	-	<b>\$1,150 per dwelling</b>	-	-

Facility	LEVIES PAYABLE BY THE DEVELOPMENT		
	All infrastructure		
	Residential	Commercial	Industrial
Roads and Traffic management works	\$1,395.71 / dwelling	\$7,018.69 / 100sqm floorspace	-
Streetscape & environment	\$253.43 / dwelling	\$1,274.45 / 100sqm floorspace	-
Parks	-	-	-
Community facilities	\$900 / dwelling	-	-
Drainage	\$879.90 / dwelling	\$540.14 / 100sqm floorspace	-
<b>TOTAL</b>	<b>\$3,429.04 per dwelling</b>	<b>\$8,833.29 per 100sqm floorspace</b>	-

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**Summary of contributions for DCP Charge Area 8**

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure			Community infrastructure		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial
Roads and Traffic management works	\$1,618.32 / dwelling	\$8,138.11 / 100sqm floorspace	-	-	-	-
Streetscape & environment	\$315.84 / dwelling	\$1,588.27 / 100sqm floorspace	-	-	-	-
Parks	\$1276.74 / dwelling	-	-	-	-	-

**WHITTLESEA PLANNING SCHEME**

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure			Community infrastructure		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial
Community facilities	-	-	-	\$1,150 / dwelling	-	-
Drainage	\$531.31 / dwelling	\$326.16 / 100sqm floorspace	-	-	-	-
<b>TOTAL</b>	<b>\$3,742.21 per dwelling</b>	<b>\$10,052.54 per 100sqm floorspace</b>	-	<b>\$1,150 per dwelling</b>	-	-

Facility	LEVIES PAYABLE BY THE DEVELOPMENT		
	All infrastructure		
	Residential	Commercial	Industrial
Roads and Traffic management works	\$1,618.32 / dwelling	\$8,138.11 / 100sqm floorspace	-
Streetscape & environment	\$315.84 / dwelling	\$1,588.27 / 100sqm floorspace	-
Parks	\$1276.74 / dwelling	-	-
Community facilities	\$900 / dwelling	-	-
Drainage	\$531.31 / dwelling	\$326.16 / 100sqm floorspace	-
<b>TOTAL</b>	<b>\$4,642.21 per dwelling</b>	<b>\$10,052.54 per 100sqm floorspace</b>	-

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**Summary of contributions for DCP Charge Area 9**

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure			Community infrastructure		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial
Roads and Traffic management works	-	\$3,894.23 / 100sqm floorspace	\$712.05 / 100sqm floorspace	-	-	-
Streetscape & environment	-	\$1,274.45 / 100sqm floorspace	\$233.03 / 100sqm floorspace	-	-	-
Parks	-	-	-	-	-	-
Community facilities	-	-	-	-	-	-
Drainage	-	\$326.16 / 100sqm floorspace	\$289.39 / 100sqm floorspace	-	-	-



WHITTLESEA PLANNING SCHEME

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure			Community Infrastructure		
	Residential	Commercial	Industrial	Residential	Commercial	Industrial
<b>TOTAL</b>	-	<b>\$5,494.84</b> per 100sqm floorspace	<b>\$1,234.47</b> per 100sqm floorspace	-	-	-

Facility	LEVIES PAYABLE BY THE DEVELOPMENT		
	All infrastructure		
	Residential	Commercial	Industrial
Roads and Traffic management works	-	\$3,894.23 / 100sqm floorspace	\$712.05 / 100sqm floorspace
Streetscape & environment	-	\$1,282.33 / 100sqm floorspace	\$233.03 / 100sqm floorspace
Parks	-	-	-
Community facilities	-	-	-
Drainage	-	\$326.16 / 100sqm floorspace	\$289.39 / 100sqm floorspace
<b>TOTAL</b>	-	<b>\$5,502.72</b> per 100sqm floorspace	<b>\$1,234.47</b> per 100sqm floorspace

**The Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)**

Section 46L of the *Planning and Environment Act 1987* sets the maximum CIL amount that can be collected under an approved DCP

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the *Planning and Environment Act 1987*, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the *Planning and Environment Act 1987*.

If the collecting agency adjusts the amount of the CIL payment under this DCP, the collecting agency will publish the adjusted amount of the CIL payable under this DCP on its website.

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

Development in a Public Use Zone that is associated with a use described in the table to Clause 36.01-6 which corresponds to the notation on the planning scheme map is excluded from the Epping Central Development Contributions Plan, provided it is carried out by or on behalf of the public land manager.

Development in a Public Park and Recreation Zone that is associated with a use conducted by or on behalf of a public land manager or Parks Victoria under the relevant provisions of the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958, or the Crown Land (Reserves) Act 1978 is excluded from the Epping Central development contributions plan.

Development of social housing undertaken by a registered Housing Association or government agency is excluded from the Epping Central development contributions plan.

## WHITTLESEA PLANNING SCHEME

A development contribution is not payable where the buildings or works comprise the re-development of an existing building and the redevelopment does not add any additional demand unit(s) to the land.

*Note: This schedule sets out a summary of the costs and contributions prescribed in the Development Contributions Plan. Refer to the incorporated Epping Central Development Contributions Plan for full details.*