27/05/2019
C239wsea

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 Area covered by this development contributions plan

19/01/2006
VC37

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 Summary of costs

19/01/2006
VC37

Facility	Total cost $	Time of provision	Actual cost contribution attributable to development $	Proportion of cost attributable to development %
Road Network	$23,209,000	Refer to Table 9 in Epping North LSP	$3,586,946	15.4%
Core Conservation Area	$365,000	Refer to Table 9 in Epping North LSP	$365,000	100%
Open Space	$2,740,000	Refer to Table 9 in Epping North LSP	$2,740,000	100%
Land for Regional Recreation Facilities	$3,320,000	Refer to Table 9 in Epping North LSP	$513,071	15.4%
Land for Local Recreation Facilities	$704,000	Refer to Table 9 in Epping North LSP	$704,000	100%
Community Infrastructure	$1,600,000	Refer to Table 9 in Epping North LSP	$930,000	58.2%
Bicycle Network	$210,000	Refer to Table 9 in Epping North LSP	$210,000	100%
Transport Corridor	$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

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
Roads	$17,345 per hectare	-	-	-	$17,345 per hectare	-
Core Conservation Area	$1,765 per hectare	-	-	-	$1,765 per hectare	-
Open Space	$13,250 per hectare	-	-	-	$13,250 per hectare	-
Land for Regional Recreation Facilities	$2,481 per hectare	-	-	-	$2,481 per hectare	-
Land for Local Recreation Facilities	$3,404					
Community Infrastructure	-	-	$4,500 per hectare	-	$4,500 per hectare	-

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community infrastructure		All infrastructure	
	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential
Bicycle Network	$1,015 per hectare	-	-	-	$1,015 per hectare	-
Transport Corridor	$997 per hectare	-	-	-	$997 per hectare	-
TOTAL	**$40,257 per hectare**		**$4,500 per hectare**		**$44,757 per hectare**	

4.0
15/01/2024
VC249

Land or development excluded from development contributions plan

- The development of land for a small second dwelling.
- 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