

17/05/2007
C100**SCHEDULE 4 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO4****Cooper Street Employment Area Development Contributions Plan (CSEADCP)****1.0**17/05/2007
C100**Area covered by this development contributions plan**

The area covered by this development contributions plan is the land on the north side of Cooper Street, Epping, between the Craigieburn Bypass to the west and the land currently zoned industrial to the east and O'Herns Road to the north. It is the land shown on the Planning Scheme Map DCPO4.

2.017/05/2007
C100**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>	\$12,199,098*	Refer to Table C in CSEADCP incorporated document.	\$7,170,550	58.7%
<i>Intersections</i>	\$2,821,025*	Refer to Table C in CSEADCP incorporated document.	\$2,196,819	78.1%
<i>Transport Corridor</i>	\$766,800*	Refer to Table C in CSEADCP incorporated document.	\$766,800	100%
<i>Shared Paths</i>	\$198,000	Refer to Table C in CSEADCP incorporated document.	\$198,000	100%
<i>Unencumbered Open Space</i>	\$2,007,000*	Refer to Table C in CSEADCP incorporated document.	\$2,007,000	100%
Total Cost			\$12,339,169	

* The land component of the total cost is adjusted annually in accordance with the method set out in the Cooper Street Employment Area Development Contributions Plan.

3.017/05/2007
C100**Summary of contributions**

Facility	Levies Payable per Hectare \$
<i>Road Network</i>	\$34,561*
<i>Intersections</i>	\$8,585*
<i>Transport Corridor</i>	\$3,532*
<i>Shared Paths</i>	\$912
<i>Unencumbered Open Space</i>	\$9,244*
Total	\$56,834* per gross developable hectare

* The levy payable per hectare of gross developable area is adjusted annually in accordance with the Cooper Street Employment Area Development Contributions Plan.

4.017/05/2007
C100**Land excluded from development contributions plan**

- Retarding basin and wetlands required under the Edgars Creek Drainage Scheme.
- Buffer of 30 metres on either side of the Edgars Creek measured from the centreline of the creek (required by Melbourne Water for drainage purposes).

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.