

09/11/2017
GC75**SCHEDULE 10 TO THE DEVELOPMENT CONTRIBUTIONS PLAN
OVERLAY**Shown on the planning scheme map as **DCPO10****EPPING NORTH EAST PRECINCTS 1 AND 2 DEVELOPMENT
CONTRIBUTIONS PLAN****1.0 Area covered by this development contributions plan**26/06/2008
C81(Part 1)

The area covered by this Development Contributions Plan (DCP) is the land within Epping North East Local Structure Plan (ENELSP) area. This is the area shown as DCPO10 in the Whittlesea Planning Scheme maps.

2.0 Precinct 109/11/2017
GC75**2.1 Summary of costs for Precinct 1**26/06/2008
C81(Part 1)

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Arterial Roads & Intersections</i>	\$26,034,000	As Required.	\$19,589,823.20	75.25%
<i>Public Transport</i>	\$3,724,000	At time of subdivision.	\$1,294,222.22	34.75%
<i>Unencumbered Active Open Space - Local</i>	\$8,598,859.38	At time of subdivision.	\$8,598,859.38	100%
<i>Unencumbered Active Open Space - Regional</i>	\$8,250,000	At time of subdivision.	\$2,867,167.92	34.75%
<i>Community & Indoor Recreation</i>	\$8,100,000	At time of subdivision.	\$8,100,000	100%
<i>Outdoor Active Recreation</i>	\$4,702,000	At time of subdivision.	\$4,702,000	100%
<i>Community Development</i>	\$30,000	As required.	\$30,000	100%
<i>Off-road Pedestrian & Cycle Trails</i>	\$587,000	At time of subdivision.	\$587,000	100%
TOTAL	\$60,025,859.38		\$45,769,072.73	

2.2

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GC75

Summary of contributions for Precinct 1

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community Infrastructure		All Infrastructure	
	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential
<i>Arterial Roads & Intersections</i>	\$55,691.08	\$-	\$-	\$-	\$55,691.08	\$-
<i>Public Transport</i>	\$3,695.45	\$-	\$-	\$-	\$3,695.45	\$-
<i>Unencumbered Active Open Space - Local</i>	\$24,552.74	\$-	\$-	\$-	\$24,552.74	\$-
<i>Unencumbered Active Open Space – Regional</i>	\$8,186.76	\$-	\$-	\$-	\$8,186.76	\$-
<i>Community & Indoor Recreation</i>	\$18,714.44	\$-	\$-	\$-	\$18,714.44	\$-
<i>Outdoor Active Recreation</i>	\$3,997.49	\$-	\$663.06	\$-	\$3,997.49 plus \$669.08 per lot/dwelling	\$-
<i>Community Development</i>	\$-	\$-	\$6.02	\$-	\$6.02 per lot/dwelling	\$-
<i>Off-road Pedestrian & Cycle Trails</i>	\$1,676.09	\$-	\$-	\$-	\$1,676.09	\$-
TOTAL	\$116,514.05	\$-	\$669.08	\$-	\$116,514.05	\$-
	per net developable hectare¹	per net developable hectare	per lot/dwelling	per net developable hectare	per net developable hectare plus \$669.08 per lot/dwelling	per net developable hectare

¹ As defined in the Epping North East Local Structure Plan Development Contributions Plan (incorporated document)

3.009/11/2017
GC75**Precinct 2****3.1****Summary of costs for Precinct 2**26/06/2008
C81(Part 1)

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Arterial Roads & Intersections</i>	\$26,034,000	As Required.	\$19,589,823.20	75.25%
<i>Public Transport</i>	\$3,724,000	At time of subdivision.	\$1,294,222.22	34.75%
<i>Unencumbered Active Open Space - Local</i>	\$8,598,859.38	At time of subdivision.	\$8,598,859.38	100%
<i>Unencumbered Active Open Space - Regional</i>	\$8,250,000	At time of subdivision.	\$2,867,167.92	34.75%
<i>Community & Indoor Recreation</i>	\$8,100,000	At time of subdivision.	\$8,100,000	100%
<i>Outdoor Active Recreation</i>	\$4,702,000	At time of subdivision.	\$4,702,000	100%
<i>Community Development</i>	\$30,000	As required.	\$30,000	100%
<i>Off-road Pedestrian & Cycle Trails</i>	\$587,000	At time of subdivision.	\$587,000	100%
TOTAL	\$60,025,859.38		\$45,769,072.73	

3.209/11/2017
GC75**Summary of contributions for Precinct 2**

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community Infrastructure		All Infrastructure	
	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential
<i>Arterial Roads & Intersections</i>	\$56,262.98	\$-	\$-	\$-	\$56,262.98	\$-
<i>Public Transport</i>	\$3,695.45	\$-	\$-	\$-	\$3,695.45	\$-
<i>Unencumbered Active Open Space - Local</i>	\$24,552.74	\$-	\$-	\$-	\$24,552.74	\$-
<i>Unencumbered</i>	\$8,186.76	\$-	\$-	\$-	\$8,186.76	\$-

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community Infrastructure		All Infrastructure	
	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential
<i>Active Open Space – Regional</i>						
<i>Community & Indoor Recreation</i>	\$29,030.97	\$-	\$-	\$-	\$29,030.97	\$-
<i>Outdoor Active Recreation</i>	\$3,997.47	\$-	\$9,428.36	\$-	\$13,425.85	\$-
<i>Community Development</i>	\$-	\$-	\$85.66	\$-	\$85.66	\$-
<i>Off-road Pedestrian & Cycle Trails</i>	\$1,676.09	\$-	\$-	\$-	\$1,676.09	\$-
TOTAL	\$127,402.47	\$-	\$9,514.02	\$-	\$136,916.50	\$-
	per net developable hectare	per net developable hectare	per net developable hectare	per net developable hectare	per net developable hectare	per net developable hectare

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.

4.0

Land or development excluded from development contributions plan

26/06/2008
C81(Part 1)

- Open space (active, passive and conservation) as set out in the *Epping North East Local Structure Plan*.
- Transmission line easements
- Melbourne Water drainage reserves and retarding basins.

Notes:

This schedule sets out a summary of the costs and contributions prescribed in the Epping North East Local Structure Plan Development Contributions Plan (incorporated document). Refer to this document for full details.

The levy payable per hectare of net developable area is adjusted annually in accordance with the Epping North East Local Structure Plan Development Contributions Plan (incorporated document).