

Traralgon North Development Plan and Development Contribution Plan
Land Budget & Open Space 2018

Property No.	Address	Land Budget									POS Equalisation				Infrastructure Contribution	
		Total Site Area (ha)	Encumbered land (ha)	Land to be acquired for Marshalls Road Widening (ha)	Land to be acquired for Internal retarding basin (ha)	Gross Developable Area (ha)	Community Facilities (ha)	Active Open Space (ha)	Passive Open Space (unencumbered) (ha)	Net Developable Area (ha)	Passive Open Space Contribution (ha)	Required Passive Open Space (ha)	Open Space (+) / Contribution (-) (ha)	Public Open Space Contribution \$ (+) / (-) (2018 value)	Development Contribution (excluding Drainage and CIL) (2018 \$ value)	DC Adjusted for open space (excluding drainage and CIL) (2018 \$ value)
1	175 Marshalls Road Traralgon VIC 3844	2.11	1.27	0.000	0.00	0.84	0.00	0.00	0.00	0.84	0.00	0.05	-0.05	-\$12,707.33	\$ 149,191.37	\$161,898.70
2	185 Marshalls Road Traralgon VIC 3844	2.14	1.02	0.000	0.00	1.12	0.00	0.00	0.00	1.12	0.00	0.07	-0.07	-\$18,570.43	\$ 198,206.78	\$216,777.21
3	205 Marshalls Road TRARALGON VIC 3844	2.09	0.91	0.000	0.00	1.17	0.00	0.00	0.00	1.17	0.00	0.07	-0.07	-\$14,121.27	\$ 207,239.80	\$221,361.07
4	215 Marshalls Road, TRARALGON VIC 3844	2.09	1.20	0.000	0.00	0.89	0.00	0.00	0.00	0.89	0.00	0.05	-0.05	-\$12,047.94	\$ 157,166.33	\$169,214.27
5	220 Marshalls Road TRARALGON VIC 3844	9.48	0.00	0.085	0.00	9.39	0.00	0.00	0.25	9.15	0.25	0.55	-0.30	-\$75,779.61	\$ 1,617,466.65	\$1,693,246.26
6	150 Marshalls Road TRARALGON VIC 3844	9.03	0.00	0.093	0.00	8.94	0.00	0.00	0.40	8.55	0.40	0.51	-0.12	-\$29,583.80	\$ 1,511,175.80	\$1,540,759.60
7	15 Glendale Road TRARALGON VIC 3844	8.87	0.00	0.000	0.00	8.87	0.00	0.00	0.00	8.87	0.00	0.53	-0.53	-\$133,534.03	\$ 1,567,766.12	\$1,701,300.15
8	55 Glendale Road TRARALGON VIC 3844	2.84	0.19	0.000	0.00	2.65	0.00	0.00	0.00	2.65	0.00	0.16	-0.16	-\$31,946.98	\$ 468,844.78	\$500,791.76
9	50 Glendale Road TRARALGON VIC 3844	6.94	0.00	0.058	0.00	6.88	0.00	1.57	0.00	5.31	0.00	0.32	-0.32	-\$87,999.34	\$ 939,238.91	\$1,027,238.26
10	110 Marshalls Road TRARALGON VIC 3844	14.48	0.00	0.115	0.00	14.36	0.35	0.86	0.95	12.19	0.95	0.73	0.22	\$54,239.79	\$ 2,156,093.44	\$2,101,853.66
11	90 Marshalls Road TRARALGON VIC 3844	0.40	0.00	0.021	0.00	0.38	0.00	0.00	0.00	0.38	0.00	0.02	-0.02	-\$12,558.14	\$ 67,018.09	\$79,576.24
12a	60 Marshalls Road TRARALGON VIC 3844	15.56	0.00	0.111	0.00	15.45	0.00	0.00	0.32	15.13	0.32	0.91	-0.59	-\$133,187.61	\$ 2,674,913.76	\$2,808,101.37
12b	60 Marshalls Road TRARALGON VIC 3844	12.24	0.26	0.100	0.00	11.89	0.00	0.00	1.63	10.26	1.63	0.62	1.01	\$226,706.39	\$ 1,814,788.89	\$1,588,082.50
13a	145 Traralgon Maffra Road TRARALGON VIC 3844	12.00	0.23	0.040	0.51	11.22	0.00	0.00	2.27	8.95	2.27	0.54	1.73	\$433,284.31	\$ 1,582,440.59	\$1,149,156.29
13b	145 Traralgon Maffra Road TRARALGON VIC 3844	16.11	0.18	0.055	0.00	15.88	0.00	0.00	0.28	15.60	0.28	0.94	-0.67	-\$166,267.32	\$ 2,759,238.21	\$2,925,505.53
TOTAL		116.39	5.26	0.68	0.51	109.94	0.35	2.44	6.09	101.06	6.09	6.09		-\$14,073.31	\$ 17,870,789.53	\$17,884,862.84

Development Contribution (2018 dollars) \$ 176,838.28 per ha