2. LAND BUDGET & OPEN SPACE

Morwell North West DCP

Index Year 25/26

Table 4 - OPEN SPACE EQUALISATION SCHEDULE 2021

Land Budget							POS Equalisation						Infrastructure Contribution	
Property No. (refer Figure 15)	Address	Total Site Area (approx ha.) (Note 1)	Unencumbered Open Space Area (approx ha.) (Note 2)	Encumbered Open Space Area (approx ha.) (Note 3)	Land already developed with permit & therefore excluded from NDA	Estimated Net Developable Area (Lots & Roads) (ha) (Note 6)	Equivalent Open Space (ha) (Note 4)	% Equivalent Open Space	% Required Total POS	% Open Space Credit/ Contribution (-ve)	Open Space Credit/ Contribution (-ve) (Ha)	Open Space Credit/ Contribution (-ve) (Current FY $ value) (Note 5)	(Current FY dollars ex GST)	Adjusted for Open Space (ex GST)
1	160 Latrobe Road	2.2260		0.4900		1.7360	0.0980	4.40%	3.25%	1.15%	0.03	$ 15,885.73	$ 315,618.22	$ 299,732.49
2	150 Latrobe Road	2.2260		0.5300		1.6960	0.1060	4.76%	3.25%	1.51%	0.03	$ 20,829.24	$ 308,345.91	$ 287,516.68
3	140 Latrobe Road	2.6300		0.8500		1.7800	0.1700	6.46%	3.25%	3.22%	0.08	$ 52,269.65	$ 323,617.76	$ 271,348.12
4	130 Latrobe Road	2.1210		0.3700		1.7510	0.0740	3.49%	3.25%	0.24%	0.01	$ 3,162.40	$ 318,345.34	$ 315,182.94
5	122 Latrobe Road	0.4831				0.4831	0.0000	0.00%	3.25%	-3.25%	-0.02	-$ 9,695.03	$ 87,831.32	$ 97,526.34
6	120 Latrobe Road	1.5400				1.5400	0.0000	0.00%	3.25%	-3.25%	-0.05	-$ 30,905.29	$ 279,983.91	$ 310,889.20
7	100 Latrobe Road	2.0230		0.2800		1.7430	0.0560	2.77%	3.25%	-0.48%	-0.01	-$ 5,993.78	$ 316,890.88	$ 322,884.66
8	95 English Street	4.1560		0.3300		3.8260	0.0660	1.59%	3.25%	-1.66%	-0.07	-$ 42,620.23	$ 695,596.38	$ 738,216.62
9	75 English Street	4.1680				4.1680	0.0000	0.00%	3.25%	-3.25%	-0.14	-$ 83,644.96	$ 757,774.63	$ 841,419.59
10	65 English Street	4.1680		0.3200		3.8480	0.0640	1.54%	3.25%	-1.71%	-0.07	-$ 44,096.93	$ 699,596.15	$ 743,693.09
11	55 English Street	4.1680	0.2100	0.8800		3.0780	0.3860	9.26%	3.25%	6.01%	0.25	$ 154,879.10	$ 559,604.20	$ 404,725.10
12	25 English Street	6.0700		0.9900		5.0800	0.1980	3.26%	3.25%	0.01%	0.00	$ 536.72	$ 923,583.28	$ 923,046.56
13	15 English Street	4.6030				4.6030	0.0000	0.00%	3.25%	-3.25%	-0.15	-$ 92,374.70	$ 836,860.99	$ 929,235.70
14	100 English Street	3.8900	0.5300			3.3600	0.5300	13.62%	3.25%	10.38%	0.40	$ 249,441.18	$ 610,873.98	$ 361,432.80
15	80 English Street	3.8900	0.1900			3.7000	0.1900	4.88%	3.25%	1.64%	0.06	$ 39,342.26	$ 672,688.61	$ 633,346.35
16	70 English Street	3.8900				3.8900	0.0000	0.00%	3.25%	-3.25%	-0.13	-$ 78,065.96	$ 707,232.08	$ 785,298.04
17	40 English Street	3.8980		1.0100		2.8880	0.2020	5.18%	3.25%	1.93%	0.08	$ 46,596.97	$ 525,060.73	$ 478,463.76
18	English Street	8.6280				8.6280	0.0000	0.00%	3.25%	-3.25%	-0.28	-$ 173,149.89	$ 1,568,637.11	$ 1,741,787.01
19	23 Jason Street	2.8910		0.5000		2.3910	0.1000	3.46%	3.25%	0.21%	0.01	$ 3,776.14	$ 434,702.29	$ 430,926.14
20	77 Ashley Street	4.0490		0.5000		3.5490	0.1000	2.47%	3.25%	-0.78%	-0.03	-$ 19,463.03	$ 645,235.64	$ 664,698.67
21	84 Ashley Street	16.3430	0.4100	1.4700	2.4000	12.0600	1.1450	7.01%	3.25%	3.76%	0.61	$ 379,561.65	$ 1,189,041.76	$ 809,480.11
22	Maryvale Road	34.0000		2.7300		31.2700	0.5460	1.61%	3.25%	-1.64%	-0.56	-$ 344,930.41	$ 5,685,127.79	$ 6,030,058.20
23	Maryvale Road	2.0600				2.0600	0.0000	0.00%	3.25%	-3.25%	-0.07	-$ 41,340.84	$ 374,523.93	$ 415,864.77
Total		**124.12 ha**	**1.34 ha**	**11.25 ha**		**109.1281 ha**	**4.03 ha**						**$ 18,836,772.91**	**$ 18,836,772.91**
		total %age equivalent open space as a proportion of Total Site Area (Note 7)					3.25%							

Levys to be Paid		
Development Contribution (DIL) per NDHa		**$ 181,807.73**
Development Contribution (DIL) per NDHa (Prop 21 only)		**$ 98,593.84**

Average Land Value $ 617,938.00 per ha