

2. LAND BUDGET & OPEN SPACE

Baldwin Road DCP

Index Year

25/26

| Property ID | Address | TOTAL AREA (Ha) | Outside DP | Encumbered Land Available for Recreation | | | GDA | Unencumbered Land Available for Recreation | | Total Net Developable Area (Hectares) | |
|-------------------|---|-----------------|--------------|--|--|---------------|-------------|--|---------------------------------|---------------------------------------|--------------|
| | | | Farm land | Waterways & drainage | Conservation / native vegetation retention | Gas easements | | Local sporting reserves (DCP Land) | Local parks (Not Funded by DCP) | | |
| PROPERTIES | | | | | | | | | | | |
| 1 | 55 Glendale Road, Traralgon VIC 3844 | 68.95 | 65.29 | | | | 0.40 | 3.26 | | 0.46 | 2.80 |
| 2 | 114 Rodeo Drive, Traralgon VIC 3844 | 8.70 | | 0.94 | | | 0.48 | 7.28 | | 1.38 | 5.90 |
| 3 | Baldwin Road, Traralgon VIC 3845 | 2.01 | | 2.01 | | | | 0.00 | | | 0.00 |
| 4 | 94A Rodeo Drive, Traralgon VIC 3844 | 2.38 | | | | | 0.29 | 2.09 | | 0.24 | 1.85 |
| 5 | 50 Baldwin Road, Traralgon VIC 3845 | 32.22 | 17.34 | 0.25 | | | 1.07 | 13.56 | | 2.22 | 11.34 |
| 6 | Traralgon Maffra Road, Traralgon VIC 3845 | 30.54 | 4.46 | 1.29 | 0.31 | | 1.38 | 23.11 | | 3.76 | 19.35 |
| 7 | Baldwin Road, Traralgon VIC 3845 | 2.00 | | 2.00 | | | | 0.00 | | | 0.00 |
| SUB-TOTAL | | 146.80 | 87.09 | 6.49 | 0.31 | | 3.62 | 49.30 | 0.00 | 8.06 | 41.24 |

LEVYS TO BE PAID

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| Development Contribution (DIL) per NDHa | \$ 14,193.22 |
| Community Infrastructure Levy (CIL) per dwelling (lot) | \$ 1,330.00 |