

2. LAND BUDGET & OPEN SPACE

Baldwin Road DCP

Index Year 26/27

			Outside DP	Encumbered Land Available for Recreation				Unencumbered Land Available for Recreation		
Property ID	Address	TOTAL AREA (Ha)	Farm land	Waterways & drainage	Conservation / native vegetation retention	Gas easements	GDA	Local sporting reserves (DCP Land)	Local parks (Not Funded by DCP)	Total Net Developable Area (Hectares)
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		
Development Contribution (DIL) per NDHa	\$	15,049.07
Community Infrastructure Levy (CIL) per dwelling (lot)	\$	1,410.00