2. LAND BUDGET & OPEN SPACE

Morwell North West DCP

Index Year **26/27**

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	$ 15,753.01	$ 334,281.92	$ 318,528.91
2	150 Latrobe Road	2.2260		0.5300		1.6960	0.1060	4.76%	3.25%	1.51%	0.03	$ 20,655.21	$ 326,579.57	$ 305,924.36
3	140 Latrobe Road	2.6300		0.8500		1.7800	0.1700	6.46%	3.25%	3.22%	0.08	$ 51,832.95	$ 342,754.50	$ 290,921.56
4	130 Latrobe Road	2.1210		0.3700		1.7510	0.0740	3.49%	3.25%	0.24%	0.01	$ 3,135.98	$ 337,170.30	$ 334,034.32
5	122 Latrobe Road	0.4831				0.4831	0.0000	0.00%	3.25%	-3.25%	-0.02	-$ 9,614.03	$ 93,025.11	$ 102,639.14
6	120 Latrobe Road	1.5400				1.5400	0.0000	0.00%	3.25%	-3.25%	-0.05	-$ 30,647.08	$ 296,540.41	$ 327,187.50
7	100 Latrobe Road	2.0230		0.2800		1.7430	0.0560	2.77%	3.25%	-0.48%	-0.01	-$ 5,943.71	$ 335,629.83	$ 341,573.54
8	95 English Street	4.1560		0.3300		3.8260	0.0660	1.59%	3.25%	-1.66%	-0.07	-$ 42,264.15	$ 736,729.62	$ 778,993.78
9	75 English Street	4.1680				4.1680	0.0000	0.00%	3.25%	-3.25%	-0.14	-$ 82,946.13	$ 802,584.70	$ 885,530.83
10	65 English Street	4.1680		0.3200		3.8480	0.0640	1.54%	3.25%	-1.71%	-0.07	-$ 43,728.51	$ 740,965.92	$ 784,694.43
11	55 English Street	4.1680	0.2100	0.8800		3.0780	0.3860	9.26%	3.25%	6.01%	0.25	$ 153,585.12	$ 592,695.71	$ 439,110.59
12	25 English Street	6.0700		0.9900		5.0800	0.1980	3.26%	3.25%	0.01%	0.00	$ 532.24	$ 978,198.25	$ 977,666.01
13	15 English Street	4.6030				4.6030	0.0000	0.00%	3.25%	-3.25%	-0.15	-$ 91,602.93	$ 886,347.74	$ 977,950.68
14	100 English Street	3.8900	0.5300			3.3600	0.5300	13.62%	3.25%	10.38%	0.40	$ 247,357.16	$ 646,997.27	$ 399,640.11
15	80 English Street	3.8900	0.1900			3.7000	0.1900	4.88%	3.25%	1.64%	0.06	$ 39,013.57	$ 712,467.23	$ 673,453.66
16	70 English Street	3.8900				3.8900	0.0000	0.00%	3.25%	-3.25%	-0.13	-$ 77,413.73	$ 749,053.38	$ 826,467.11
17	40 English Street	3.8980		1.0100		2.8880	0.2020	5.18%	3.25%	1.93%	0.08	$ 46,207.66	$ 556,109.55	$ 509,901.89
18a	English Street	3.7670				3.7670	0.0000	0.00%	3.25%	-3.25%	-0.12	-$ 74,965.95	$ 725,368.66	$ 800,334.61
18b	10 English Street	4.8610				4.8610	0.0000	0.00%	3.25%	-3.25%	-0.16	-$ 96,737.31	$ 936,027.89	$ 1,032,765.20
19	23 Jason Street	2.8910		0.5000		2.3910	0.1000	3.46%	3.25%	0.21%	0.01	$ 3,744.60	$ 460,407.88	$ 456,663.28
20	77 Ashley Street	4.0490		0.5000		3.5490	0.1000	2.47%	3.25%	-0.78%	-0.03	-$ 19,300.42	$ 683,390.86	$ 702,691.28
21	84 Ashley Street	16.3430	0.4100	1.4700	2.4000	12.0600	1.1450	7.01%	3.25%	3.76%	0.61	$ 376,390.49	$ 1,258,183.92	$ 881,793.42
22	Maryvale Road	34.0000		2.7300		31.2700	0.5460	1.61%	3.25%	-1.64%	-0.56	-$ 342,048.59	$ 6,021,310.87	$ 6,363,359.46
23	Maryvale Road	2.0600				2.0600	0.0000	0.00%	3.25%	-3.25%	-0.07	-$ 40,995.45	$ 396,670.94	$ 437,666.39
Total		**124.12 ha**	**1.34 ha**	**11.25 ha**		**109.1281 ha**	**4.03 ha**						**$ 19,949,492.05**	**$ 19,949,492.05**
				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	$ 192,558.71
Development Contribution (DIL) per NDHa (Prop 21 only)	$ 104,327.02

Average Land Value $ 612,775.26 per ha

Applied to Net Developable Area

Total Development Plan Area	141.79 ha	Total Unencumbered Open Space	1.34 ha
Existing Roads	3.26 ha	Total Encumbered Drainage Open Space	8.52 ha
Approved Development	2.06 ha	Total Encumbered Water Supply Reserve	2.73 ha
Josie Place Subdivision	3.94 ha	Total Encumbered Open Space	11.25 ha
Areas of Limited Development Potential	10.42 ha	Total percentage equivalent Open Space	0.03 ha
Jason Court, Palm Grove & East of John Street			3.25%
Unencumbered Open Space	1.34 ha		
Encumbered Open Space	11.25 ha		
Total net Developable Area			
(future allotments and roads)			
based on measurements from cadastral plans	109.52 ha		
Adopted Total Net Developable Area	**109.13 ha**		
(future allotments and roads)			
based on title area (refer Valuation report)			
Discrepancy between cadastral and title areas	0.40 ha		

Notes

1 Total site area for each property as defined in the Valuation Report prepared each year

2 Unencumbered open spaces OS_01, OS_02 & OS_03 as defined on figure 3 of appendix

3 Encumbered open spaces comprising drainage reserves and water supply reserve

4 Encumbered drainage open space has been assigned a reduced land value equal to 20% or the value of unencumbered open space, in recognition of its visual and passive recreational amenity.
The encumbered water supply reservation has been assigned a reduced land value equal to 50% of the value of unencumbered open space, in recognition of its visual and passive recreational amenity.

5 Open Space credit/ contribution values at $105,000 per equivalent hectare

6 Net developable area excludes existing government road reservations , existing Josie Court subdivision, approved development near MaryvaleRoad, low density development in Jason Street & Palm Court and east of John Street.