

2. LAND BUDGET & OPEN SPACE

Morwell North West DCP

Index Year **24/25**

Table 4 - OPEN SPACE EQUALISATION SCHEDULE 2021

| Property No. (refer Figure 15) | Address            | Land Budget                           |  |  |  | POS Equalisation  |                                     |                         |                      |  |   | Infrastructure Contribution   |                             |                                  |
|--------------------------------|--------------------|---------------------------------------|--|--|--|---|-------------------------------------|-------------------------|----------------------|--|---|---|-----------------------------|----------------------------------|
|                                |                    | 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   | 2.23                                  |  | 0.49   |  | 1.74  | 0.10                                | 4.40%                   | 3.25%                | 1.15%                                  | 0.03                                      | \$ 13,579.60  | \$ 301,991.86               | \$ 288,412.25                    |
| 2                              | 150 Latrobe Road   | 2.23                                  |  | 0.53   |  | 1.70  | 0.11                                | 4.76%                   | 3.25%                | 1.51%                                  | 0.03                                      | \$ 17,805.46  | \$ 295,033.52               | \$ 277,228.06                    |
| 3                              | 140 Latrobe Road   | 2.63                                  |  | 0.85   |  | 1.78  | 0.17                                | 6.46%                   | 3.25%                | 3.22%                                  | 0.08                                      | \$ 44,681.67  | \$ 309,646.03               | \$ 264,964.36                    |
| 4                              | 130 Latrobe Road   | 2.12                                  |  | 0.37   |  | 1.75  | 0.07                                | 3.49%                   | 3.25%                | 0.24%                                  | 0.01                                      | \$ 2,703.32   | \$ 304,601.23               | \$ 301,897.92                    |
| 5                              | 122 Latrobe Road   | 0.48                                  |  |  |  | 0.48  | 0.00                                | 0.00%                   | 3.25%                | -3.25%                                 | -0.02                                     | \$ 8,287.60   | \$ 84,039.32                | \$ 92,326.93                     |
| 6                              | 120 Latrobe Road   | 1.54                                  |  |  |  | 1.54  | 0.00                                | 0.00%                   | 3.25%                | -3.25%                                 | -0.05                                     | \$ 26,418.77  | \$ 267,896.00               | \$ 294,314.77                    |
| 7                              | 100 Latrobe Road   | 2.02                                  |  | 0.28   |  | 1.74  | 0.06                                | 2.77%                   | 3.25%                | -0.48%                                 | -0.01                                     | \$ 5,123.67   | \$ 303,209.57               | \$ 308,333.23                    |
| 8                              | 95 English Street  | 4.16                                  |  | 0.33   |  | 3.83  | 0.07                                | 1.59%                   | 3.25%                | -1.66%                                 | -0.07                                     | \$ 36,433.06  | \$ 665,565.00               | \$ 701,998.06                    |
| 9                              | 75 English Street  | 4.17                                  |  |  |  | 4.17  | 0.00                                | 0.00%                   | 3.25%                | -3.25%                                 | -0.14                                     | \$ 71,502.23  | \$ 725,058.79               | \$ 796,561.02                    |
| 10                             | 65 English Street  | 4.17                                  |  | 0.32   |  | 3.85  | 0.06                                | 1.54%                   | 3.25%                | -1.71%                                 | -0.07                                     | \$ 37,695.38  | \$ 669,392.09               | \$ 707,087.47                    |
| 11                             | 55 English Street  | 4.17                                  | 0.21   | 0.88   |  | 3.08  | 0.39                                | 9.26%                   | 3.25%                | 6.01%                                  | 0.25                                      | \$ 132,395.32   | \$ 535,444.09               | \$ 403,048.77                    |
| 12                             | 25 English Street  | 6.07                                  |  | 0.99   |  | 5.08  | 0.20                                | 3.26%                   | 3.25%                | 0.01%                                  | 0.00                                      | \$ 458.81   | \$ 883,708.89               | \$ 883,250.09                    |
| 13                             | 15 English Street  | 4.60                                  |  |  |  | 4.60  | 0.00                                | 0.00%                   | 3.25%                | -3.25%                                 | -0.15                                     | \$ 78,964.68  | \$ 800,730.71               | \$ 879,695.39                    |
| 14                             | 100 English Street | 3.89                                  | 0.53   |  |  | 3.36  | 0.53                                | 13.62%                  | 3.25%                | 10.38%                                 | 0.40                                      | \$ 213,229.83   | \$ 584,500.37               | \$ 371,270.54                    |
| 15                             | 80 English Street  | 3.89                                  | 0.19   |  |  | 3.70  | 0.19                                | 4.88%                   | 3.25%                | 1.64%                                  | 0.06                                      | \$ 33,630.95  | \$ 643,646.24               | \$ 610,015.29                    |
| 16                             | 70 English Street  | 3.89                                  |  |  |  | 3.89  | 0.00                                | 0.00%                   | 3.25%                | -3.25%                                 | -0.13                                     | \$ 66,733.13  | \$ 676,698.34               | \$ 743,431.47                    |
| 17                             | 40 English Street  | 3.90                                  |  | 1.01   |  | 2.89  | 0.20                                | 5.18%                   | 3.25%                | 1.93%                                  | 0.08                                      | \$ 39,832.49  | \$ 502,391.98               | \$ 462,559.49                    |
| 18                             | English Street     | 8.63                                  |  |  |  | 8.63  | 0.00                                | 0.00%                   | 3.25%                | -3.25%                                 | -0.28                                     | \$ 148,013.74   | \$ 1,500,913.45             | \$ 1,648,927.19                  |
| 19                             | 23 Jason Street    | 2.89                                  |  | 0.50   |  | 2.39  | 0.10                                | 3.46%                   | 3.25%                | 0.21%                                  | 0.01                                      | \$ 3,227.96   | \$ 415,934.64               | \$ 412,706.68                    |
| 20                             | 77 Ashley Street   | 4.05                                  |  | 0.50   |  | 3.55  | 0.10                                | 2.47%                   | 3.25%                | -0.78%                                 | -0.03                                     | \$ 16,637.58  | \$ 617,378.51               | \$ 634,016.10                    |
| 21                             | 84 Ashley Street   | 16.34                                 | 0.41   | 1.47   | 2.40   | 12.06   | 1.15                                | 7.01%                   | 3.25%                | 3.76%                                  | 0.61                                      | \$ 324,460.72   | \$ 1,135,937.78             | \$ 811,477.06                    |
| 22                             | Maryvale Road      | 34.00                                 |  | 2.73   |  | 31.27   | 0.55                                | 1.61%                   | 3.25%                | -1.64%                                 | -0.56                                     | \$ 294,856.90   | \$ 5,439,680.52             | \$ 5,734,537.41                  |
| 23                             | Maryvale Road      | 2.06                                  |  |  |  | 2.06  | 0.00                                | 0.00%                   | 3.25%                | -3.25%                                 | -0.07                                     | \$ 35,339.39  | \$ 358,354.39               | \$ 393,693.79                    |
| <b>Total</b>                   |                    | <b>124.12 ha</b>                      | <b>1.34 ha</b>                                     | <b>11.25 ha</b>                                  |  | <b>109.1281 ha</b>  | <b>4.03 ha</b>                      |                         |                      |  |   |   | <b>\$ 18,021,753.34</b>     | <b>\$ 18,021,753.34</b>          |

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                | \$ 173,958.44 |
| Development Contribution (DIL) per NDHa (Prop 21 only) | \$ 94,190.53  |

**Average Land Value \$ 528,232.00 per ha**