

Lake Narracan Development Contributions Plan

Land Budget 2018

Property No.	Address	Total Site Area (ha)	Land to be acquired for Arterial Road Widening / Realignment (ha)	Existing Road Reserves (ha)	Lake Narracan (ha)	Foreshore Open Space (ha)	Waterways and Drainage (ha)	Conservation / native vegetation retention (ha)	Existing native vegetation reserve (ha)	Electricity Easement (ha)	Moe - Yalloom Rail Trail Reserve (ha)	Moe Golf Course (ha)	Existing Naval Cadets (ha)	Local Sporting Reserves (ha)	Local Parks (ha)	Schools - Government (ha)	Community Centres (ha)	Net Developable Area (ha)	Infrastructure Contribution			
																			Development Contribution (excluding CHL)	(2018 Values)		
1	70 Becks Bridge Road, Newborough VIC 3825	63,943								11,590					2,538				21,331	\$0.00	\$9,128,721.06	
2	50 MacPherson Road, Newborough VIC 3825	28,050					2,351	0.755		3,024									21,338	\$3,794,655.88	\$6,244,404.88	
3	140 Becks Bridge Road, Newborough VIC 3825	51,487					10,451	2,253							3,670				36,113	\$6,244,404.88	\$112,358.63	
4	135 Hayes Road, Newborough VIC 3825	0.765				0.135																
5	Hayes Road, Newborough VIC 3825	37,665					7,274									2,009		3,500	0.400	24,482	\$4,353,923.74	\$0.00
6	26 Thompsons Road, Newborough VIC 3825	28,056						2,210												0.000	\$0.00	\$0.00
7	72 Sullivans Track, Newborough VIC 3825	18,218						0.450											11,381	\$2,023,913.69	\$0.00	
8	Sullivans Track, Newborough VIC 3825	44,384					6,767	1,073		5,822					0.230				30,382	\$5,403,102.27	\$0.00	
9	Hayes Road, Newborough VIC 3825	3,255						0.142	3,113											0.000	\$0.00	\$0.00
10	105 Old Sale Road, Newborough VIC 3825	1,849																		1,849	\$326,895.31	\$0.00
11	115 Old Sale Road, Newborough VIC 3825	1,861																		1,861	\$330,687.11	\$0.00
12	125 Old Sale Road, Newborough VIC 3825	1,866																		1,866	\$331,794.09	\$0.00
13	135 Old Sale Road, Newborough VIC 3825	1,850						0.060												1,790	\$316,349.46	\$0.00
14	145 Old Sale Road, Newborough VIC 3825	1,908																		1,908	\$339,316.57	\$0.00
15	149 Old Sale Road, Newborough VIC 3825	2,023						0.073												1,950	\$346,821.47	\$0.00
16	155 Old Sale Road, Newborough VIC 3825	2,053																		1,911	\$339,903.54	\$0.00
17	45 MacPherson Road, Newborough VIC 3825	2,046													0.142				2,046	\$363,876.33	\$0.00	
18	35 MacPherson Road, Newborough VIC 3825	2,016																		2,016	\$358,434.36	\$0.00
19	25 MacPherson Road, Newborough VIC 3825	2,004																		1,869	\$332,452.09	\$0.00
20	177 Old Sale Road, Newborough VIC 3825	2,311						0.039												2,188	\$383,784.19	\$0.00
21	177-195 Old Sale Road, Newborough VIC 3825	2,223																		2,223	\$395,264.80	\$0.00
22	3 MacPherson Road, Newborough VIC 3825	2,288																		2,288	\$406,824.33	\$0.00
23	2 Thompsons Road, Newborough VIC 3825	4,384	0.208																	4,189	\$744,386.16	\$0.00
24	4 Thompsons Road, Newborough VIC 3825	4,438													0.292					4,147	\$717,409.11	\$0.00
25	6 Thompsons Road, Newborough VIC 3825	4,133	0.003												0.222					3,908	\$694,958.96	\$0.00
26	8 Thompsons Road, Newborough VIC 3825	4,221	0.039																	4,182	\$743,651.26	\$0.00
27	Hayes Road, Newborough VIC 3825	17,049						0.478		7,975				0.500	0.600					7,486	\$1,333,133.35	\$0.00
28	19 Hayes Road, Newborough VIC 3825	4,010								4,492										3,518	\$625,548.42	\$0.00
29	10 Thompsons Road, Newborough VIC 3825	4,076	0.061					0.063												3,723	\$662,129.89	\$0.00
30	18 Hayes Road, Newborough VIC 3825	2,212																		2,076	\$389,136.51	\$0.00
31	5 Hayes Road, Newborough VIC 3825	2,009	0.082																	1,892	\$336,471.25	\$0.00
32	50 Hayes Road, Newborough VIC 3825	31,175	0.069				6,878			3,389					1,271					19,568	\$3,479,863.20	\$0.00
33	Links Road, Newborough VIC 3825	25,696	0.062						1,440	4,175										18,303	\$3,432,807.02	\$0.00
34	61 Links Road, Newborough VIC 3825	0.529																		0.529	\$111,625.12	\$0.00
35	15 Links Road, Newborough VIC 3825	1,626																		1,626	\$289,094.96	\$0.00
36	18 Thompsons Road, Newborough VIC 3825	1,848	0.456																	1,492	\$265,317.89	\$0.00
37	19 Thompsons Road, Newborough VIC 3825	0.045	0.006																	0.039	\$5,853.60	\$0.00
38	20 Thompsons Road, Newborough VIC 3825	1,435	0.197																	1,238	\$220,093.46	\$0.00
39	22 Thompsons Road, Newborough VIC 3825	1,235	0.002												0.150					1,083	\$192,881.77	\$0.00
40	24 Thompsons Road, Newborough VIC 3825	1,205													0.150					1,055	\$187,673.42	\$0.00
41	26 Thompsons Road, Newborough VIC 3825	23,769						2.961				20.808								0.000	\$0.00	\$0.00
42	28 Thompsons Road, Newborough VIC 3825	2,839																		2,839	\$504,884.71	\$0.00
43	30 Thompsons Road, Newborough VIC 3825	2,842					0.270	0.006							0.317					2,189	\$384,025.38	\$0.00
44	32 Thompsons Road, Newborough VIC 3825	2,599					0.807	1.194												0.588	\$106,312.11	\$0.00
45	34 Thompsons Road, Newborough VIC 3825	2,636					0.216	2.192												0.227	\$40,351.65	\$0.00
46	65 Sullivans Track, Newborough VIC 3825	2,462						0.065												2,189	\$391,950.02	\$0.00
47	36 Thompsons Road, Newborough VIC 3825	2,405						0.138								0.248				2,019	\$359,621.23	\$0.00
48	1 Thompsons Road, Newborough VIC 3825	2,412	0.632					0.069												1,711	\$304,335.76	\$0.00
49	2 Thompsons Road, Newborough VIC 3825	2,340	0.203					0.146												1,991	\$354,077.30	\$0.00
50	4 Thompsons Road, Newborough VIC 3825	2,055	0.032					0.158								0.205				1,811	\$322,012.04	\$0.00
51	7 Thompsons Road, Newborough VIC 3825	3,246						0.192												2,859	\$508,352.57	\$0.00
52	9 Thompsons Road, Newborough VIC 3825	2,912						0.122												1,891	\$336,222.27	\$0.00
53	11 Thompsons Road, Newborough VIC 3825	0.986																		0.386	\$18,424.21	\$0.00
54	13 Thompsons Road, Newborough VIC 3825	2,628													0.223					2,281	\$405,650.59	\$0.00
55	15 Thompsons Road, Newborough VIC 3825	0.090																		0.090	\$16,005.50	\$0.00
56	17 Thompsons Road, Newborough VIC 3825	2,362						0.083							0.177					2,052	\$372,992.39	\$0.00
57	19 Thompsons Road, Newborough VIC 3825	1,153						0.069												1,094	\$192,759.61	\$0.00
58	19A Thompsons Road, Newborough VIC 3825	1,110					0.024													1,086	\$193,115.29	\$0.00
59	21 Thompsons Road, Newborough VIC 3825	1,553						0.492												1,061	\$188,704.89	\$0.00
60	23 Thompsons Road, Newborough VIC 3825	1,503						0.263												1,177	\$209,280.85	\$0.00
61	25 Thompsons Road, Newborough VIC 3825	1,528	0.006																	1,155	\$205,439.53	\$0.00
62	25 Thompsons Road, Newborough VIC 3825	1,566	0.539																	0.661	\$117,587.10	\$0.00
63	27 Thompsons Road, Newborough VIC 3825	1,507																		0.930	\$165,407.99	\$0.00
64	Thompsons Road, Newborough VIC 3825	4,731																		3,746	\$666,220.19	\$0.00
65	Crown Land	10,757	0.104																	0.000	\$35.57	\$0.00
66	710 John Field Drive, Newborough VIC 3825	13,988	0.496				2,394			4,273										6,381	\$0.000	\$0.00
67	Crown Land	7,055																		3,429	\$1,676,896.59	\$0.00
68	Crown Land	1,313					1.313													0.000	\$0.00	\$0.00
69	Crown Land	3,011				0.499																