2. LAND BUDGET & OPEN SPACE

Lake Narracan DCP

Index Year 24/25

			Transport		Encumbered Land Available for Recreation										Encumbered Land Purchase for DCP			Unencumbered Land Available for Recreation		Education & Community		
PSP Property ID	Address	TOTAL AREA (Ha)	Arterial Road widening / realignment	Existing road reserves	Lake Narracan*	Foreshore open space	Waterways & drainage	Conservation / native vegetation retention	Existing native vegetation reserve	Electricity easements	Moe - Yallourn Rail Trail reserve	Moe Golf Course	Existing Naval Cadets	GDA	Electricity easements - required for DCP Project	Road and Intersection (DCP Land)	Waterway & Drainage (DCP Land)	Local sporting reserves (DCP Land)	Local parks (Not Funded by DCP)	Schools - government (Not Funded by DCP)	Community centres (DCP Land)	Total Net Developable Area (Hectares)
PROPERTIES																						
1	70 Becks Bridge Road, Newborough VIC 3	68.948					1.946	0.298		11.380				55.324			1.455		2.538			51.331
2	50 MacPherson Road, Newborough VIC	28.050					2.351	0.755		3.024				21.920					0.582			21.338
3	140 Becks Bridge Road, Newborough VIC	51.487					4.280	2.253						44.954			6.171		3.670			35.113
4	135 Hayes Road, Newborough VIC 3825	0.766				0.135								0.632								0.632
5	Hayes Road, Newborough VIC 3825	37.665					2.830							34.835			4.444		2.009	3.500	0.400	24.482
6	26 Thompsons Road, Newborough VIC 38	28.056						2.210				25.847		0.000								0.000
7	75 Sullivans Track, Newborough VIC 3825	18.218					2.380	0.459		3.022				12.357			0.426		0.550			11.381
8	Sullivans Track, Newborough VIC 3825	44.394					6.390	1.073		5.922				31.009	0.181		0.216		0.230			30.382
9	Hayes Road, Newborough VIC 3825	3.255						0.142	3.113					0.000								0.000
10	105 Old Sale Road, Newborough VIC 3825	1.849												1.849								1.849
11	115 Old Sale Road, Newborough VIC 3825	1.861												1.861								1.861
12	125 Old Sale Road, Newborough VIC 3825	1.866												1.866								1.866
13	135 Old Sale Road, Newborough VIC 3825	1.850						0.060						1.790								1.790
14	145 Old Sale Road, Newborough VIC 3825	1.908												1.908								1.908
15	149 Old Sale Road, Newborough VIC 3825	2.023						0.073						1.950								1.950
16	155 Old Sale Road, Newborough VIC 3825	2.053												2.053					0.142			1.911
17	45 MacPherson Road, Newborough VIC 3	2.046												2.046								2.046
18	35 MacPherson Road, Newborough VIC 3	2.016												2.016								2.016
19	25 Macpherson Road, Newborough VIC 3	2.004												2.004					0.134			1.869
20	171 Old Sale Road, Newborough VIC 3825	2.311						0.039						2.272					0.114			2.158
21	177-195 Old Sale Road, Newborough VIC	2.223												2.223								2.223
22	3 MacPherson Road, Newborough VIC 38	2.288												2.288								2.288
23	2 Thompsons Road, Newborough VIC 382	4.394												4.394		0.208						4.186
24	4 Thompsons Road, Newborough VIC 382	4.438												4.438					0.292			4.147
25	6 Thompsons Road, Newborough VIC 382	4.133												4.133		0.003			0.222			3.908
26	8 Thompsons Road, Newborough VIC 382	4.221												4.221		0.039						4.182
27	Hayes Road, Newborough VIC 3825	17.049						0.478		0.480				16.091	7.495			0.500	0.600			7.496
28	19 Hayes Road, Newborough VIC 3825	4.010												4.010	0.492							3.518
29	10 Thompsons Road, Newborough VIC 38	4.076						0.063						4.013		0.061			0.229			3.723
30	15 Hayes Road, Newborough VIC 3825	2.212												2.212					0.136			2.076
31	5 Hayes Road, Newborough VIC 3825	2.009												2.009		0.082			0.035			1.892
32	50 Hayes Road, Newborough VIC 3825	31.175					5.292			3.389				22.494	0.545	0.069	1.041		1.271			19.568
33	Links Road, Newborough VIC 3825	25.696					0.517	1.440		4.175				19.565	0.053	0.009			0.200			19.303
34	61 Links Road, Newborough VIC 3825	0.629												0.629								0.629
35	15 Links Road, Newborough VIC 3825	1.626												1.626								1.626
36	18 Thompsons Road, Newborough VIC 38	1.948												1.948		0.456						1.492
37	18 Thompsons Road, Newborough VIC 38	0.045												0.045		0.006						0.039
38	20 Thompsons Road, Newborough VIC 38	1.435												1.435		0.197						1.238
39	22 Thompsons Road, Newborough VIC 38	1.235												1.235		0.002			0.150			1.083
40	24 Thompsons Road, Newborough VIC 38	1.205												1.205					0.150			1.055
41	26 Thompsons Road, Newborough VIC 38	23.769						2.961				20.808		0.000								0.000
42	28 Thompsons Road, Newborough VIC 38	2.839												2.839								2.839
43	30 Thompsons Road, Newborough VIC 38	2.842					0.270	0.096						2.477					0.317			2.159
44	32 Thompsons Road, Newborough VIC 38	2.599					0.807	1.194						0.598								0.598
45	34 Thompsons Road, Newborough VIC 38	2.636					0.218	2.192						0.227								0.227
46	55 Sullivans Track, Newborough VIC 3825	2.262						0.063						2.199								2.199
47	36 Thompsons Road, Newborough VIC 38	2.405						0.138						2.267					0.248			2.019
48	1 Thompsons Road, Newborough VIC 382	2.412						0.069						2.343		0.632						1.711
49	3 Thompsons Road, Newborough VIC 382	2.340						0.146						2.194		0.203						1.991
50	5 Thompsons Road, Newborough VIC 382	2.205						0.158						2.048		0.032			0.205			1.811
51	7 Thompsons Road, Newborough VIC 382	3.246						0.192						3.054					0.196			2.859
52	9 Thompsons Road, Newborough VIC 382	2.012						0.122						1.891								1.891
53	11 Thompsons Road, Newborough VIC 38	0.396												0.396								0.396
54	13 Thompsons Road, Newborough VIC 38	2.628						0.124						2.504					0.223			2.281
55	15 Thompsons Road, Newborough VIC 38	0.090												0.090								0.090
56	17 Thompsons Road, Newborough VIC 38	2.362						0.093						2.270					0.177			2.092
57	19 Thompsons Road, Newborough VIC 38	1.153						0.069						1.084								1.084
58	19A Thompsons Road, Newborough VIC 3	1.110					0.024							1.086								1.086
59	21 Thompsons Road, Newborough VIC 38	1.553					0.492							1.061								1.061
60	23 Thompsons Road, Newborough VIC 38	1.503					0.263			0.063				1.177								1.177
61	25 Thompsons Road, Newborough VIC 38	1.528								0.367				1.161	0.006	0.000						1.155
62	25 Thompsons Road, Newborough VIC 38	1.566								0.367				1.200	0.278	0.261						0.661
63	27 Thompsons Road, Newborough VIC 38	1.507								0.577				0.930								0.930
64	Thompsons Road, Newborough VIC 3825	4.731								0.984				3.746								3.746
65	Crown Land	10.757		0.104				4.273				6.381		0.000								0.000
66	710 John Field Drive, Newborough VIC 38	13.988					1.761			1.669				10.558	0.034	0.496	0.599					9.429
67	Crown Land	7.055						3.171				3.885		0.000								0.000
68	Crown Land	1.313			1.313									0.000								0.000
69	Crown Land	3.011			0.034	0.499		1.958						0.519								0.519
70	Crown Land	2.472			2.428			0.043						0.000								0.000
71	Crown Land	7.985			7.985									0.000								0.000
72	Hall Road, Yallourn North VIC 3825 - LCC	8.847			8.847									0.000								0.000
73	Hayes Road, Newborough VIC 3825 - LCC	27.738			11.288	3.504	0.490	12.087						0.370								0.370
74	53 South Short Road, Newborough VIC 38	154.320			120.534	10.255	1.013	9.539					0.906	12.073					3.142			8.930
75	Crown Land	40.869			39.770	0.388		0.712						0.000								0.000
76	Crown Land	10.313			10.313									0.000								0.000
77	Crown Land	34.825			34.825									0.000								0.000
78	Hall Road, Yallourn North VIC 3825 - LCC	0.568			0.568									0.000								0.000
79	Hayes Road, Newborough VIC 3825 - LCC	29.292			29.292									0.000								0.000
80	Hayes Road, Newborough VIC 3825 - LCC	1.959			1.959									0.000								0.000
81	Hayes Road, Newborough VIC 3825 - LCC	0.474			0.474									0.000								0.000
82	Hayes Road, Newborough VIC 3825 - LCC	0.692			0.692									0.000								0.000
83	Hayes Road, Newborough VIC 3825 - LCC	26.280			26.280									0.000								0.000
84	Hayes Road, Newborough VIC 3825 - LCC	8.642			8.642									0.000								0.000
85	258 Becks Bridge Road, Tanjil South VIC 3	0.054			0.054									0.000								0.000
SUB-TOTAL		881.815		0.104	0.000	305.295	14.780	31.323	48.739	3.113	35.417	10.266	46.655	0.906	385.217	9.084	3.414	14.353	0.500	17.761	3.500	0.400	336.863
ROAD RESERVES																						
BECKS BRIDGE ROAD		2.843			1.039				1.804						0.000								0.000
OLD SALE ROAD		10.142			6.968				3.174						0.000								0.000
THOMPSONS ROAD		6.555			5.955				0.017						0.583								0.583
HAYES ROAD		3.093			2.803				0.183						0.107					0.107			0.000
SULLIVANS TRACK		1.200			0.989				0.211						0.000								0.000
MACPHERSON ROAD		1.096			0.969										0.127								0.127
LINKS ROAD		1.835			1.393				0.442						0.000								0.000
R1		0.354					0.084		0.187						0.083								0.083
SUB-TOTAL		27.117		0.000	20.116	0.000	0.000	0.084	6.017	0.000	0.000	0.000	0.000	0.000					0.000	0.107	0.000	0.000	0.794
PSP-TOTAL		908.933		0.104	20.116	305.295	14.780	31.406	54.756	3.113	35.417	10.266	46.655	0.906					0.500	17.868	3.500	0.400	337.657

LEVYS TO BE PAID	
Development Contribution (DIL) per NDHa	$ 247,867.30
Community Infrastructure Levy (CIL) per dwelling (lot)	$ 1,250.00