REFERENCE:

LAND DESCRIPTION

The original holding comprises an attractive site overlooking the Widgeecarribee River. It comprises mix of low-lying areas, which includes the land proposed to be acquired, rising to elevated gently undulating land.

SERVICES

Tar sealed road, water, power, telephone

VALUATION RATIONALE:

The acquisition will have the effect of slightly reducing the area of the original holding. No other adverse impacts are obvious.

Compensation payable due to the loss of land: 0.134 Ha X $75,000 = $10,050 Say $10,000
REFERENCE:

CROWN LANDS

We have applied values for each of the parcels as follows:

Part 2/774598 – 0.936 ha @ $200,000/ha = $187,200
Part 2/774598 – 0.818 ha @ $200,000/ha = $163,600
Adj. 12/600863 – 0.10 ha @ $125,000/ha = $12,500

Total $363,300

Rounded to $365,000
Annexure 1
Moss Vale Enterprise Corridor Overall Plan