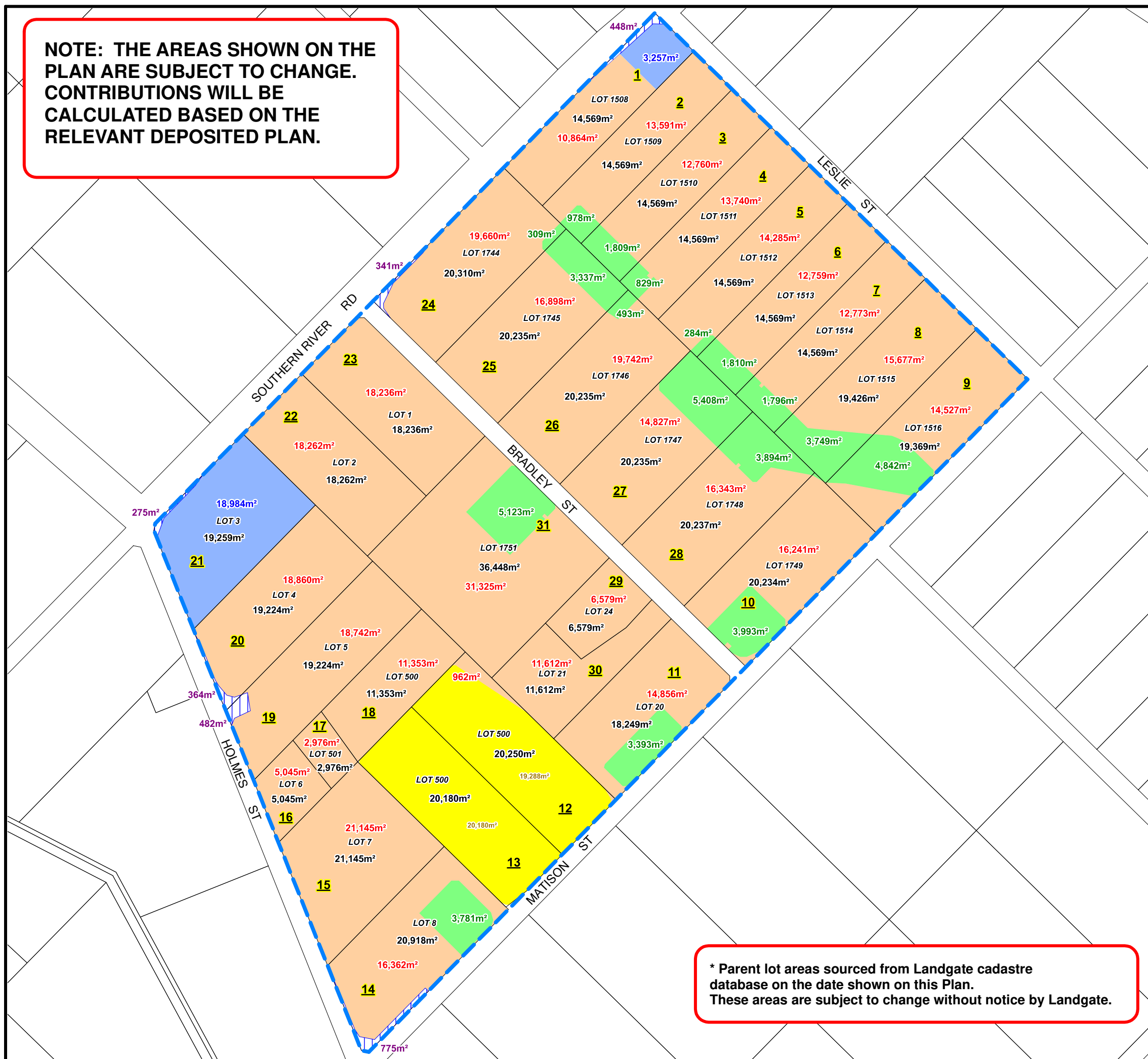


Precinct 3A North														
Property details			Deductions									NCA		
PLAN REFERENCE	Property Address	Gross Area	Commercial	Conservation	District Open Space	Drainage	Local Open Space	Public Purpose	Regional Road Widening	Rural	Subject to Further Planning	Wetlands	NCA CIW	NCA POS
1	Lot 1508 Leslie St	14569	3257						448				14121	10864
2	Lot 1509 Leslie St	14569					978						13591	13591
3	Lot 1510 Leslie St	14569					1809						12760	12760
4	Lot 1511 Leslie St	14569					829						13740	13740
5	Lot 1512 Leslie St	14569					284						14285	14285
6	Lot 1513 Leslie St	14569					1810						12759	12759
7	Lot 1514 Leslie St	14569					1796						12773	12773
8	Lot 1515 Leslie St	19426					3749						15677	15677
9	Lot 1516 Leslie St	19369					4842						14527	14527
10	Lot 1749 Matison St	20234					3993						16241	16241
11	Lot 20 Bradley St	18249					3393						14856	14856
12	Lot 22 Matison St	20250						19288					962	962
13	Lot 23 Matison St	20180						20180					0	0
14	Lot 8 Matison St	20918					3781		775				16362	16362
15	Lot 7 Holmes St	21145											21145	21145
16	Lot 6 Holmes St	5045											5045	5045
17	Lot 501 Holmes St	2976											2976	2976
18	Lot 500 Holmes St	11353											11353	11353
19	Lot 5 Holmes St	19224							482				18742	18742
20	Lot 4 Holmes St	19224							364				18860	18860
21	Lot 3 Southern River Rd	19259	18984						275				18984	0
22	Lot 2 Southern River Rd	18262											18262	18262
23	Lot 1 Southern River Rd	18236											18236	18236
24	Lot 1744 Bradley St	20310					309		341				19660	19660
25	Lot 1745 Bradley St	20235					3337						16898	16898
26	Lot 1746 Bradley Street	20235					493						19742	19742
27	Lot 1747 Bradley St	20235					5408						14827	14827
28	Lot 1748 Bradley St	20237					3894						16343	16343
29	Lot 24 Bradley St	6579											6579	6579
30	Lot 21 Bradley St	11612											11612	11612
31	Lot 1751 Bradley St	36448					5123						31325	31325
Totals		531224	22241				45828	39468	2685				443243	421002

NOTE: THE AREAS SHOWN ON THE PLAN ARE SUBJECT TO CHANGE. CONTRIBUTIONS WILL BE CALCULATED BASED ON THE RELEVANT DEPOSITED PLAN.



* Parent lot areas sourced from Landgate cadastre database on the date shown on this Plan. These areas are subject to change without notice by Landgate.

LEGEND

- ODP BOUNDARY
- PARENT LOTS
- RESIDENTIAL
- LOCAL OPEN SPACE
- COMMERCIAL
- PUBLIC PURPOSES
- ROAD WIDENING

1 REFERENCE NUMBER

111m PARENT LOT AREA *

111m RESIDENTIAL AREA

111m REQUIRED LOS AREA

111m COMMERCIAL AREA

111m PUBLIC PURPOSES AREA

111m ROAD WIDENING AREA



SOUTHERN RIVER PRECINCT 3A NORTH AREA PLAN



CITY OF GOSNELLS

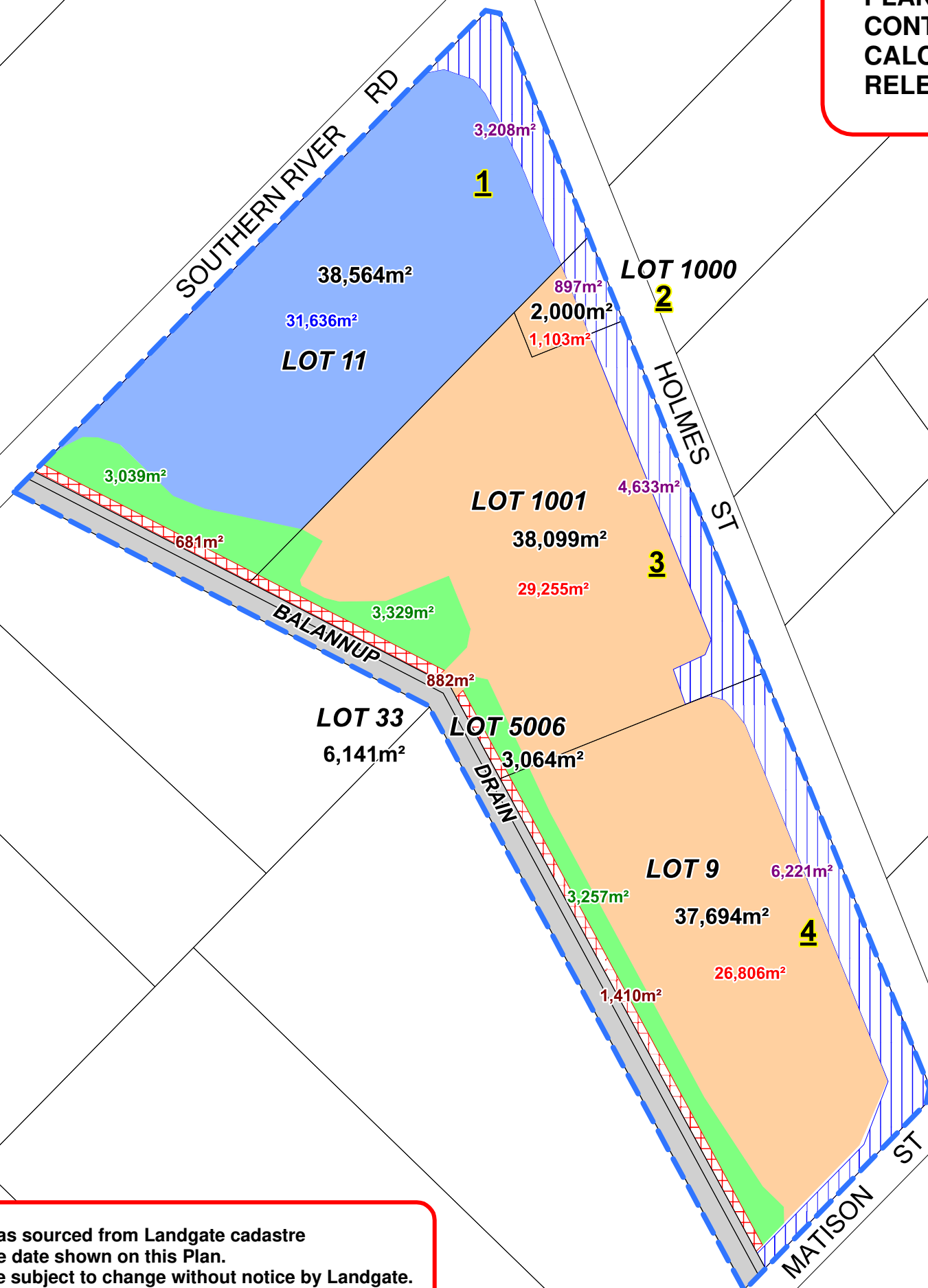
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File: M:\Master\Planning\ODP\Developer_Contributions\Workspaces\SRP3A_North_Area_Plan.WOR
Projection: MGA94 (Zone 50) Date :10/6/2020

Precinct 3A South														
Property details			Deductions										NCA	
PLAN REFERENCE	Property Address	Gross Area	Commercial	Conservation	District Open Space	Drainage	Local Open Space	Public Purpose	Regional Road Widening	Rural	Subject to Further Planning	Wetlands	NCA CIW	NCA POS
1	Lot 11 Southern River Rd	38564	31636			681	3039		3208				31636	0
2	Lot 1000 Holmes St	2000							897				1103	1103
3	Lot 1001 Holmes St	38099				882	3329		4633				29255	29255
4	Lot 9 Matison St	37694				1410	3257		6221				26806	26806
Totals		116357	31636			2973	9625		14959				88800	57164

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LEGEND

ODP BOUNDARY

PARENT LOTS

RESIDENTIAL

LOCAL OPEN SPACE

COMMERCIAL

ROAD WIDENING

DRAIN WIDENING

EXISTING BALANNUP DRAIN

REFERENCE NUMBERPARENT LOT AREA *RESIDENTIAL AREAREQUIRED LOS AREACOMMERCIAL AREAROAD WIDENING AREABALANNUP DRAIN WIDENING AREA

SOUTHERN RIVER PRECINCT 3A SOUTH AREA PLAN

CITY OF GOSNELLS

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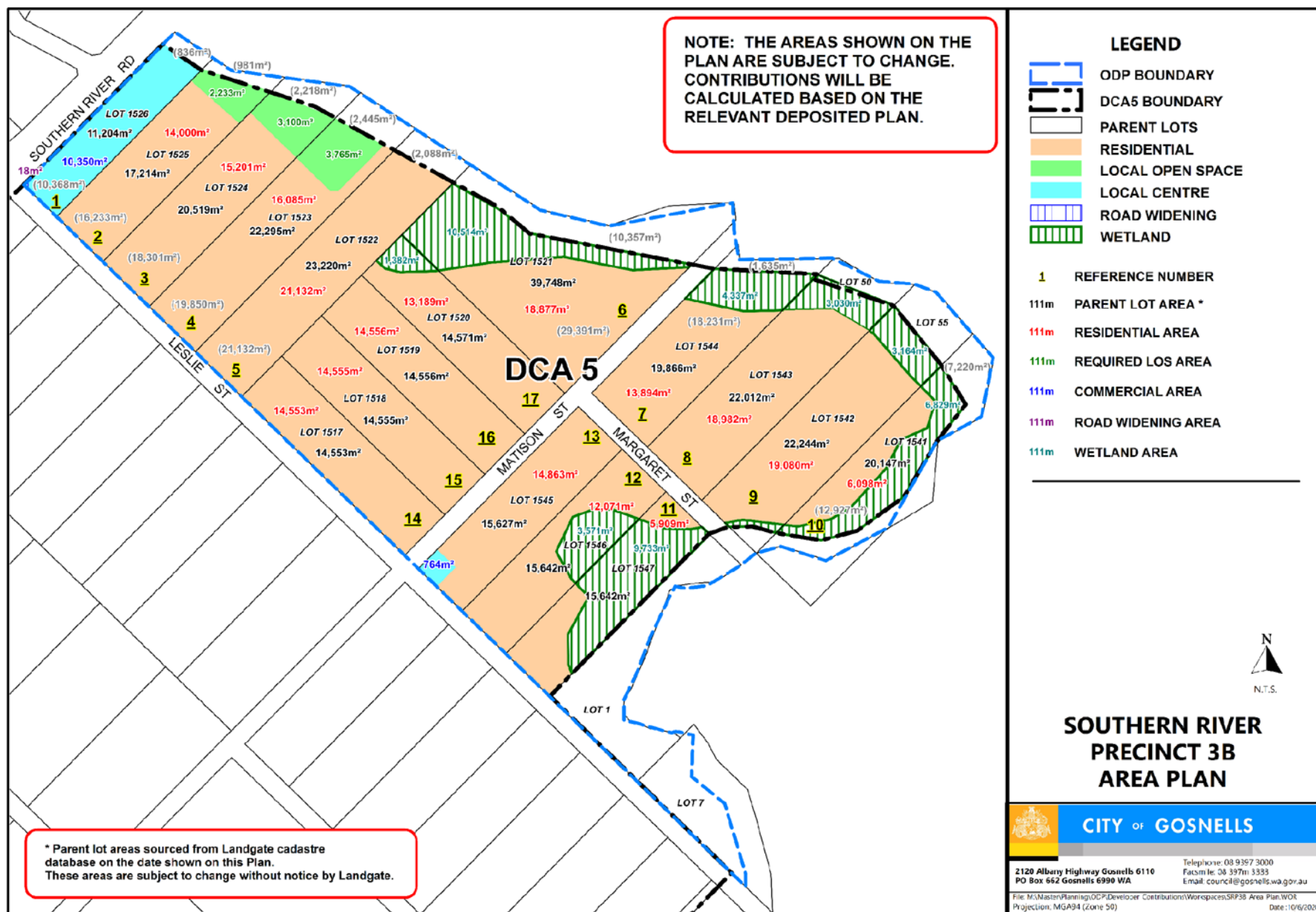
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Projection: MGA94 (Zone 50)

Date :10/6/2020

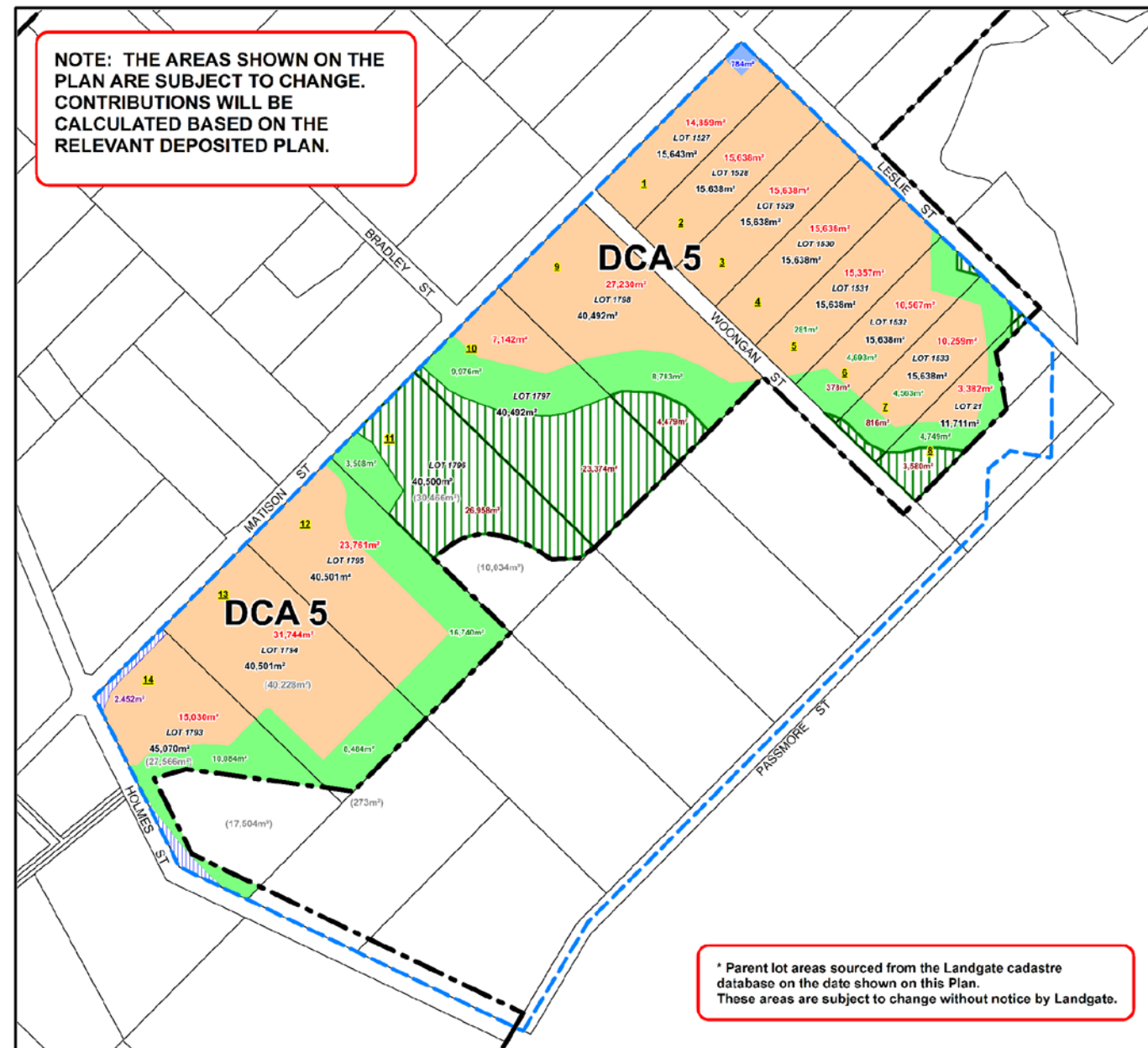
* Parent lot areas sourced from Landgate cadastre database on the date shown on this Plan. These areas are subject to change without notice by Landgate.

Precinct 3B														
Property Details			Deductions										NCA	
PLAN REFERENCE	Property Address	Gross Area	Commercial	Conservation	District Open Space	Drainage	Local Open Space	Public Purpose	Regional Road Widening	Rural	Subject to Further Planning	Wetlands	NCA CIW	NCA POS
1	Lot 1526 Leslie St	10368	10350						18				10350	0
2	Lot 1525 Leslie St	16233					2233						14000	14000
3	Lot 1524 Leslie St	18301					3100						15201	15201
4	Lot 1523 Leslie St	19850					3765						16085	16085
5	Lot 1522 Leslie St	21132											21132	21132
6	Lot 1521 Matison St	29391										10514	18877	18877
7	Lot 1544 Margaret St	18231										4337	13894	13894
8	Lot 1543 Margaret St	22012										3030	18982	18982
9	Lot 1542 Margaret St	22244										3164	19080	19080
10	Lot 1541 Margaret St	12927										6829	6098	6098
11	Lot 1547 Leslie St	15642										9733	5909	5909
12	Lot 1546 Margaret St	15642										3571	12071	12071
13	Lot 1545 Matison St	15627	764										15627	14863
14	Lot 1517 Leslie St	14553											14553	14553
15	Lot 1518 Matison St	14555											14555	14555
16	Lot 1519 Matison St	14556											14556	14556
17	Lot 1520 Matison St	14571										1382	13189	13189
Totals		295835	11114				9098		18			42560	244159	233045



Precinct 3C														
Property Details			Deductions										NCA	
REF	Property Address	Gross Area	Commercial	Conservation	District Open Space	Drainage	Local Open Space	Public Purpose	Regional Road Widening	Rural	Subject to Further Planning	Wetlands	NDA CIW	NDA POS
1	Lot 1527 Matison St	15643	784										15643	14859
2	Lot 1528 Leslie St	15638											15638	15638
3	Lot 1529 Leslie St	15638											15638	15638
4	Lot 1530 Leslie St	15638											15638	15638
5	Lot 1531 Leslie St	15638					281						15357	15357
6	Lot 1532 Leslie St	15638					4693					378	10567	10567
7	Lot 1533 Leslie St	15638					4563					816	10259	10259
8	Lot 21 Leslie St	11711					4749					3580	3382	3382
9	Lot 1798 Matison St	40492					8783					4479	27230	27230
10	Lot 1797 Matison St	40492					9976					23374	7142	7142
11	Lot 1796 Matison St	30466					3508					26958	0	0
12	Lot 1795 Matison St	40501					16740						23761	23761
13	Lot 1794 Matison St	40228					8484						31744	31744
14	Lot 1793 Matison St	27566					10084		2452				15030	15030
Totals		340927	784				71861		2452			59585	207029	206245

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- LEGEND**
- ODP BOUNDARY
 - DCA5 BOUNDARY
 - PARENT LOTS
 - RESIDENTIAL
 - LOCAL OPEN SPACE
 - COMMERCIAL
 - WETLAND
 - ROAD WIDENING

- 1** REFERENCE NUMBER
- 111m** PARENT LOT AREA *
- 111m** RESIDENTIAL AREA
- 111m** REQUIRED LOS AREA
- 111m** COMMERCIAL AREA
- 111m** WETLAND AREA
- 111m** ROAD WIDENING AREA



SOUTHERN RIVER PRECINCT 3C AREA PLAN



CITY OF GOSNELLS

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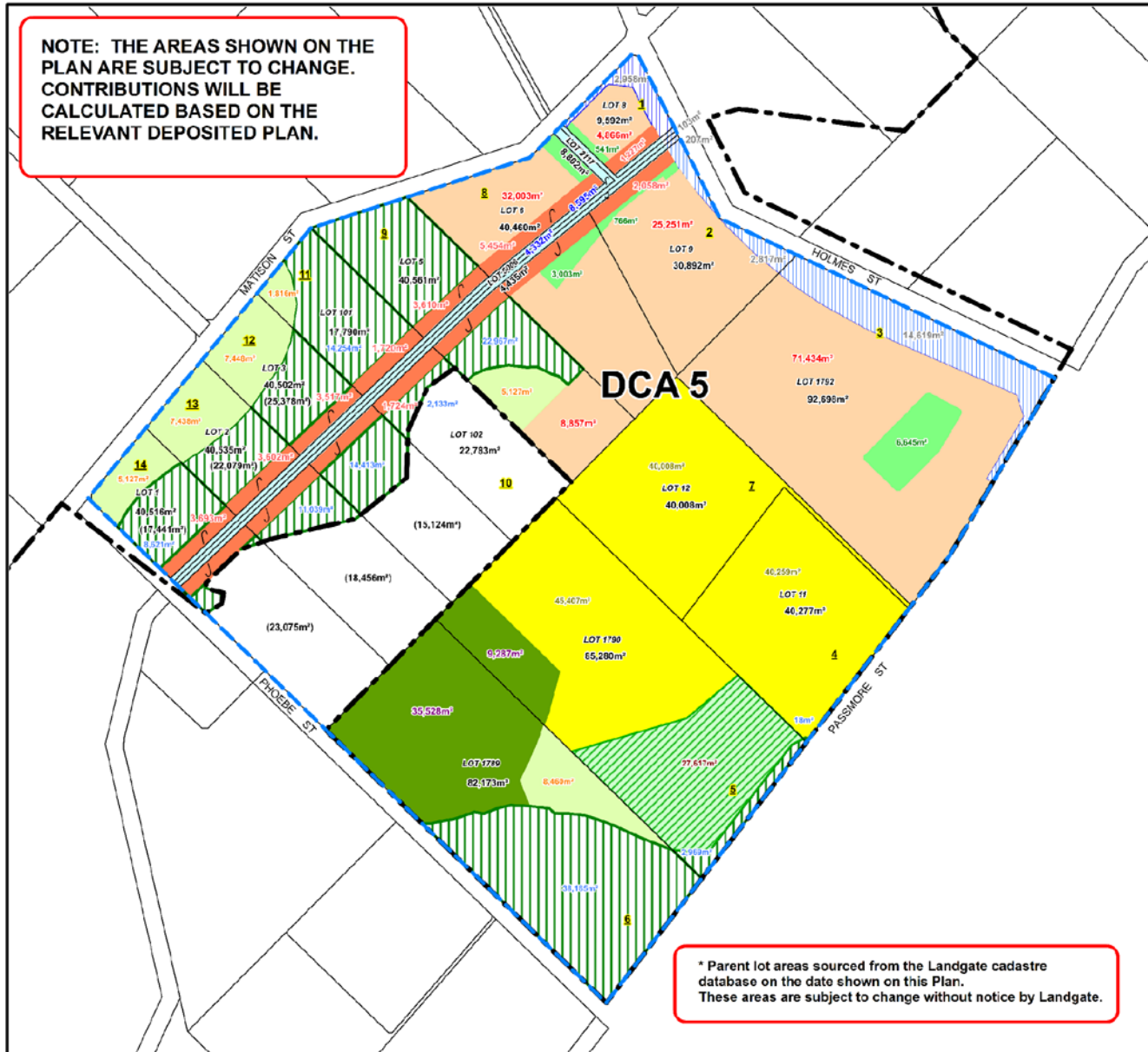
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Projection: MGA94 (Zone 50) Date: 10/6/2020

* Parent lot areas sourced from the Landgate cadastre database on the date shown on this Plan. These areas are subject to change without notice by Landgate.

Precinct 3D

Property Details			Deductions										NCA	
PLAN REFERENCE	Property Address	Gross Area	Commercial	Conservation	District Open Space	Drainage	Local Open Space	Public Purpose	Regional Road Widening	Rural	Subject to Further Planning	Wetlands	NDA CIW	NDA POS
1	Lot 8 Holmes St	9592				1227	541		2958				4866	4866
2	Lot 9 Holmes St	30892				2058	766		2817				25251	25251
3	Lot 1792 Holmes St	92698					6645		14619				71434	71434
4	Lot 11 Passmore St	40277		18				40259					0	0
5	Lot 1790 Passmore St	85280		27617	9287			45407				2969	0	0
6	Lot 1789 Passmore St	82173			35528					8460		38185	0	0
7	Lot 12 Passmore St	40008						40008					0	0
8	Lot 6 Matison St	40460				5454	3003					6304	25699	25699
9	Lot 5 Matison St	40561				3610				5127		22967	8857	8857
10	Lot 102 Matison St	3857				1724						2133	0	0
11	Lot 101 Matison St	17790				1720				1816		14254	0	
12	Lot 3 Matison St	25378				3517				7448		14413	0	
13	Lot 2 Matison St	22079				3602				7438		11039	0	
14	Lot 1 Matison St	17441				3693				5127		8621	0	
Totals		548486		27635	44815	26605	10955	125674	20394	41720		114581	136107	136107

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LEGEND

- ODP BOUNDARY
- DCA5 BOUNDARY
- PARENT LOTS
- RESIDENTIAL
- LOCAL OPEN SPACE
- DISTRICT OPEN SPACE
- PUBLIC PURPOSE
- RURAL
- WATER COURSE
- FORRESTDALE MAIN DRAIN
- WETLAND
- CONSERVATION
- ROAD WIDENING

- 1** REFERENCE NUMBER
- 11m PARENT LOT AREA *
- 11m RESIDENTIAL AREA
- 11m REQUIRED LOS AREA
- 11m DISTRICT OPEN SPACE AREA
- 11m PUBLIC PURPOSE AREA
- 11m RURAL AREA
- 11m WATER COURSE AREA
- 11m FORRESTDALE MAIN DRAIN AREA
- 11m WETLAND AREA
- 11m CONSERVATION AREA
- 11m ROAD WIDENING AREA

SOUTHERN RIVER PRECINCT 3D AREA PLAN



CITY OF GOSNELLS

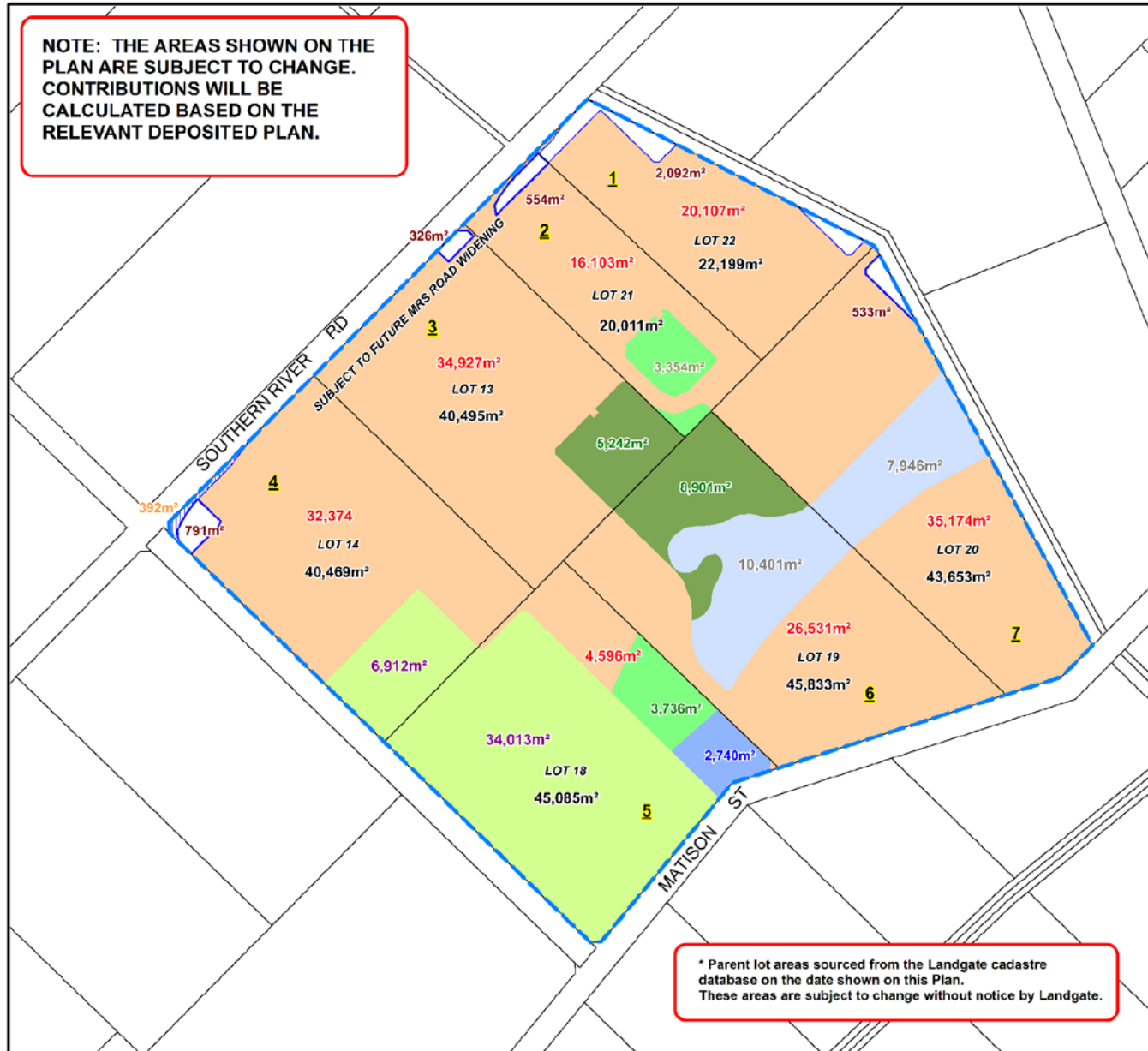
2120 Albany Highway Gosnells 6110
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File: M:\Master\Planning\OCP\Developer Contributions\Workspaces\SRPD Area Plan.vor
Projection: MGA94 (zone 50) Date: 10/6/2020

	Precinct 3E													
Property Details			Deductions										NCA	
PLAN REFERENCE	Property Address	Gross Area	Commercial	LOS Conservation	Drainage	LOS	Public Purpose	Regional Road Widening	Rural	District Open Space	Subject to Further Planning	Wetlands	NDA CIW	NDA POS
1	Lot 22 Southern River Rd	22199			2092								20107	20107
2	Lot 21 Southern River Rd	20011			554	3354							16103	16103
3	Lot 13 Southern River Rd	40495		5242	326								34927	34927
4	Lot 14 Southern River Rd	40469			791			392		6912			32374	32374
5	Lot 18 Matison St	45085	2740			3736				34013			7336	4596
6	Lot 19 Matison St	45833		8901	10401								26531	26531
7	Lot 20 Matison St	43653			8479								35174	35174
Totals		257745	2740	14143	22643	7090		392		40925			172552	169812

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LEGEND

- ODP BOUNDARY
- PARENT LOTS
- RESIDENTIAL
- LOCAL OPEN SPACE
- LOCAL OPEN SPACE - CONSERVATION
- COMMERCIAL
- DISTRICT OPEN SPACE
- ROAD WIDENING
- LOS - SWALE DRAINAGE
- URBAN WATER MANAGEMENT LOS - SWALE DRAINAGE

- 1** REFERENCE NUMBER
- 111m** PARENT LOT AREA *
- 111m** RESIDENTIAL AREA
- 111m** REQUIRED POS AREA
- 111m** REQUIRED LOS CONSERVATION AREA
- 111m** COMMERCIAL AREA
- 111m** SUBJECT TO FUTURE PLANNING AREA
- 111m** ROAD WIDENING AREA
- 111m** LOS - SWALE DRAINAGE AREA
- 111m** URBAN WATER MANAGEMENT LOS - SWALE DRAINAGE AREA

SOUTHERN RIVER PRECINCT 3E AREA PLAN



CITY OF GOSNELLS

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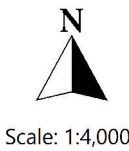
Precinct 3F														
Property Details			Deductions										NCA	
PLAN REFERENCE	Property Address	Gross Area	Commercial	Conservation	District Open Space	Drainage	Local Open Space	Public Purpose	Regional Road Widening	Rural	Subject to Further Planning	Wetlands	NDA CIW	NDA POS
1	Lot 2 Southern River Rd	40465										233	40232	NA
2	Lot 17 Matison St	60166					10120						50046	NA
3	Lot 1766 Matison St	75706											75706	NA
4	Lot 1767 Matison St	83601					22245						61356	NA
5	Lot 1768 Matison St	52793					9061		98				43634	NA
6	Lot 21 Furley Rd	20238					9630		237				10371	NA
7	Lot 101 Southern River Rd	12050						12050					0	NA
8	Lot 100 Southern River Rd	60927							1770				59157	NA
9	Lot 16 Southern River Rd	40496					9854		407			17363	12872	NA
Totals		446442					60910	12050	2512			17596	353374	

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LEGEND

- ODP BOUNDARY
- PARENT LOTS
- COMMERCIAL/INDUSTRIAL
- LOCAL OPEN SPACE
- WETLAND
- PUBLIC PURPOSES
- ROAD WIDENING

- 1 REFERENCE NUMBER
- 111m PARENT LOT AREA *
- 111m COMMERCIAL/INDUSTRIAL AREA
- 111m REQUIRED LOS AREA
- 111m WETLAND AREA
- 111m PUBLIC PURPOSES AREA
- 111m ROAD WIDENING AREA



SOUTHERN RIVER
PRECINCT 3F
AREA PLAN



CITY OF GOSNELLS

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File: M:\Master\Planning\ODP\Developer_Contributions\Workspaces\SRP3F_Area_Plan.WOR
Projection: MGA94 (Zone 50)
Date:10/6/2020

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