



Southern River Precinct 3

Development Contribution Plan Report

Appendix M

Contribution Areas and Plans by Sub-Precinct

February 2024

Document Control

Version	Date	Comment
1	19/12/2023	Move Appendix K inside DCPR to separate document
2	27/2/2024	As adopted by Council (Resolutions 19,20,21,22 & 23)

Appendix M – Contribution Areas and Plans by Sub-Precinct

This appended document contains a suite of plans and tables that support the summary table contained in Appendix A of the DCPR.

It provides detailed plans that show the location and extent of land included in the DCPR that is subject to either contributions, exemptions or a combination of these.

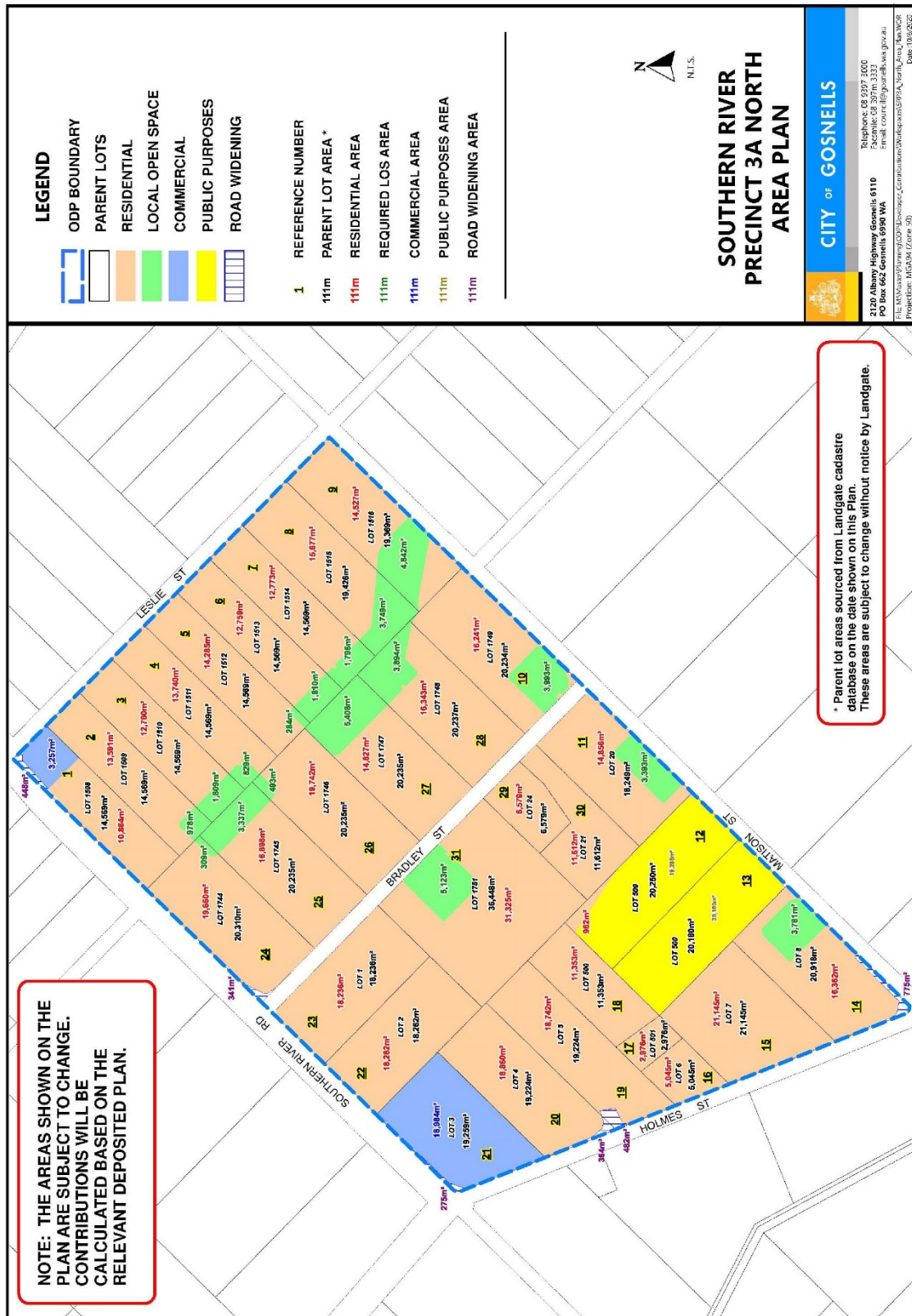
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Precinct 3A North Land Area Table

Precinct 3A North													
Property details			Deductions								NCA		
PLAN REFERENCE	Property Address	Gross Area	Commercial	Conservation	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						
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

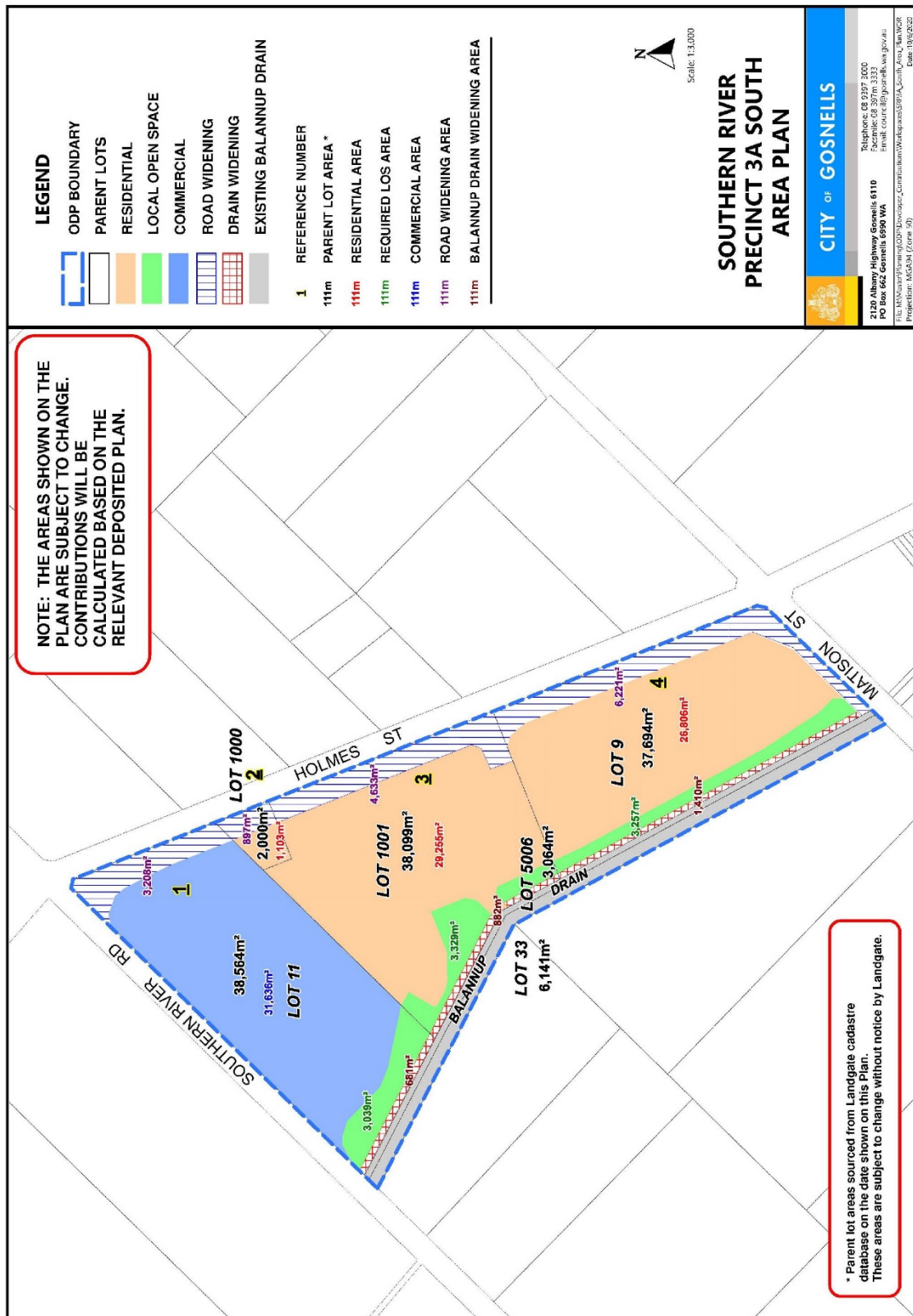
Precinct 3A North Land Area Plan



Precinct 3A South Land Area Table

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	
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

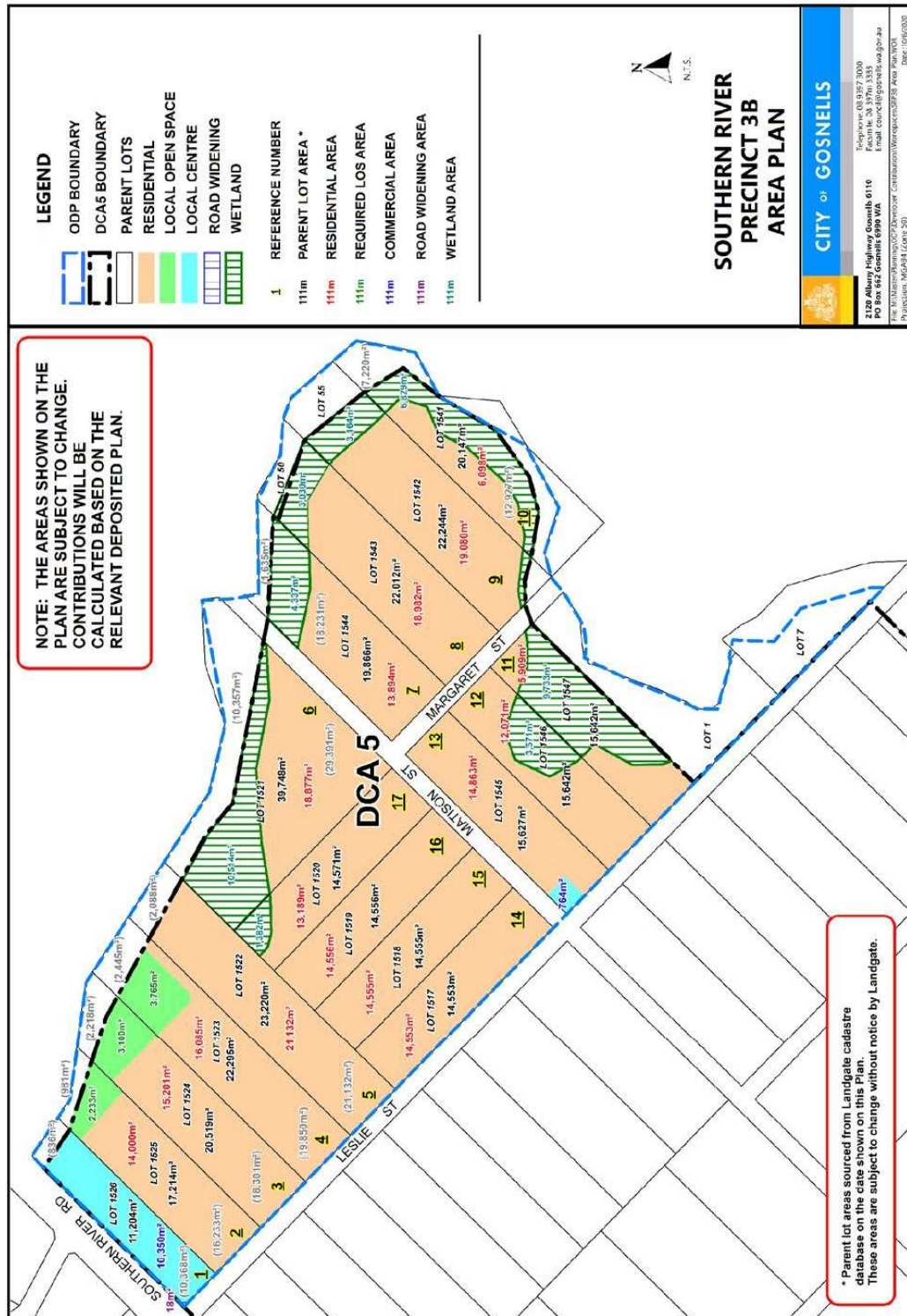
Precinct 3A South Land Area Plan



Precinct 3B Land Area Table

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	
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

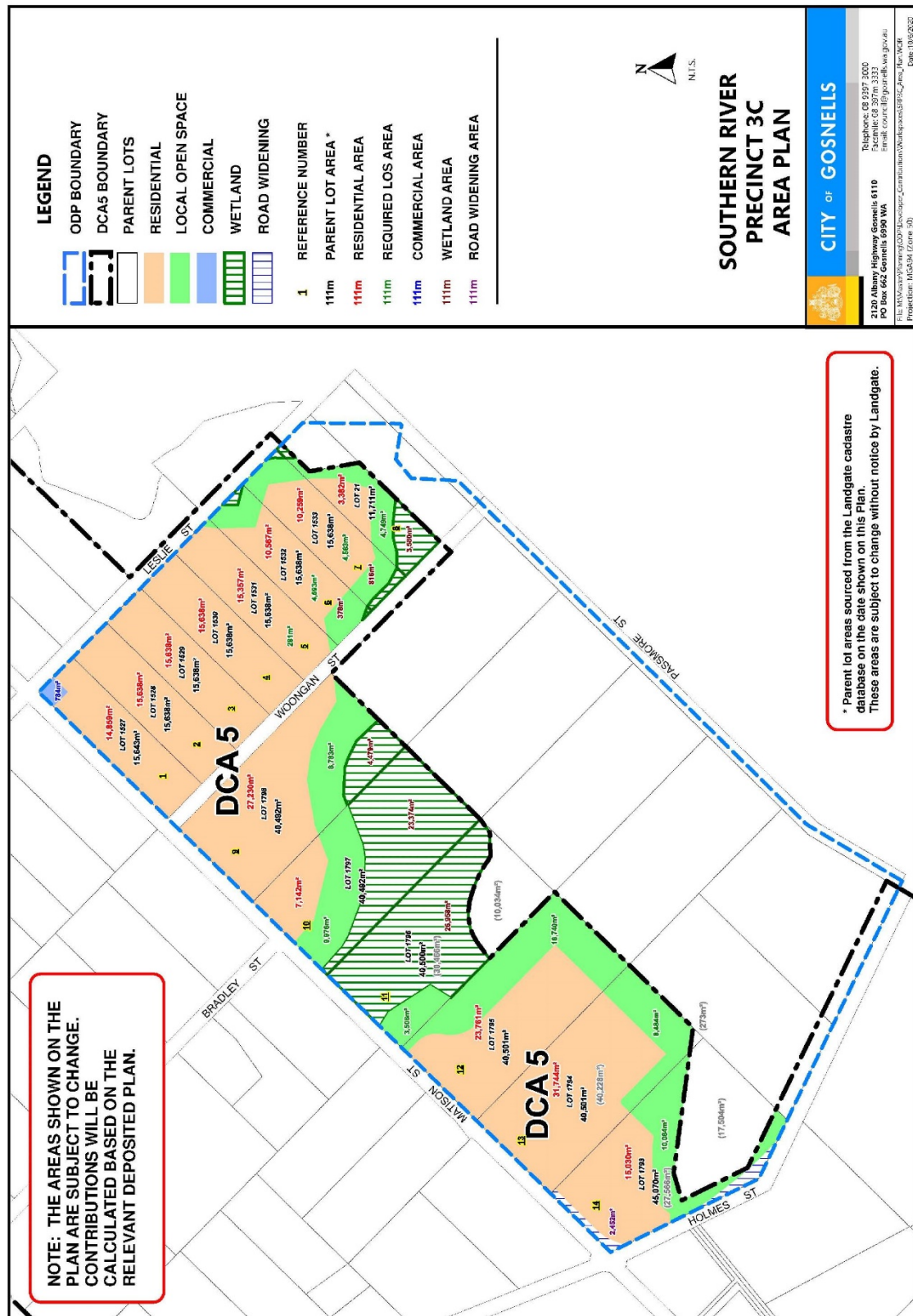
Precinct 3B Land Area Plan



Precinct 3C Land Area Table

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		
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

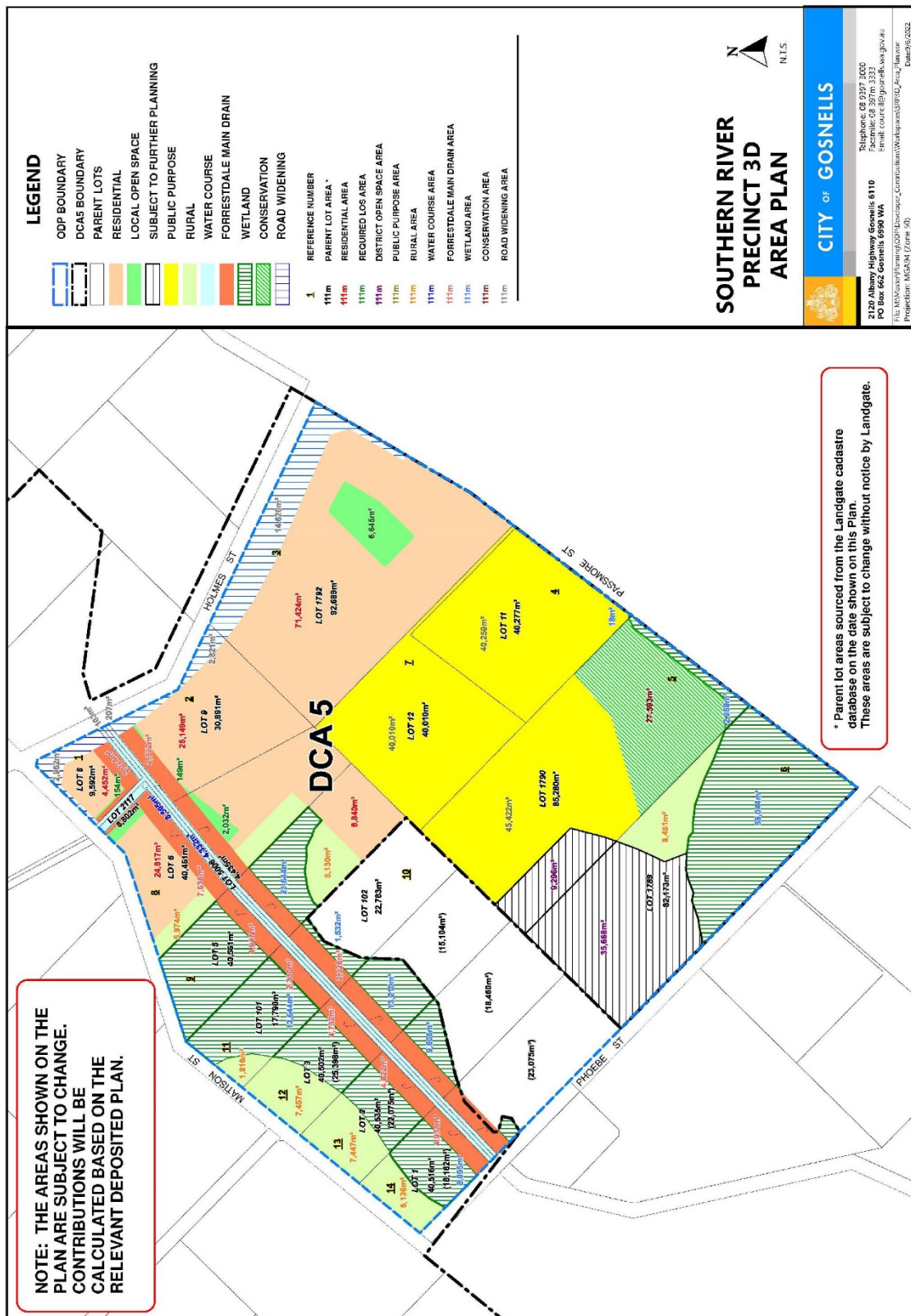
Precinct 3C Land Area Plan



Precinct 3D Land Area Table

Precinct 3D													
Property Details			Deductions									NCA	
PLAN REFERENCE	Property Address	Gross Area	Commercial	Conservation	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			2024	154		2962				4452	4452
2	Lot 9 Holmes St	30891			2772	149		2821				25149	25149
3	Lot 1792 Holmes St	92689				6645		14620				71424	71424
4	Lot 11 Passmore St	40277		18			40259						
5	Lot 1790 Passmore St	85280		27593			45422			9296	2969		
6	Lot 1789 Passmore St	82173							8461	35668	38044		
7	Lot 12 Passmore St	40010					40010						
8	Lot 6 Matison St	40461			7638	2032			5974			24817	24817
9	Lot 5 Matison St	40561			4947				5130		21644	8840	8840
10	Lot 102 Matison St	3860			2328						1532		
11	Lot 101 Matison St	17790			2330				1816		13644		
12	Lot 3 Matison St	25399			4732				7457		13210		
13	Lot 2 Matison St	22075			4822				7447		9806		
14	Lot 1 Matison St	18162			4931				5136		8095		
Totals		549220		27611	36524	8980	125691	20403	41421	44964	108944	134682	134682

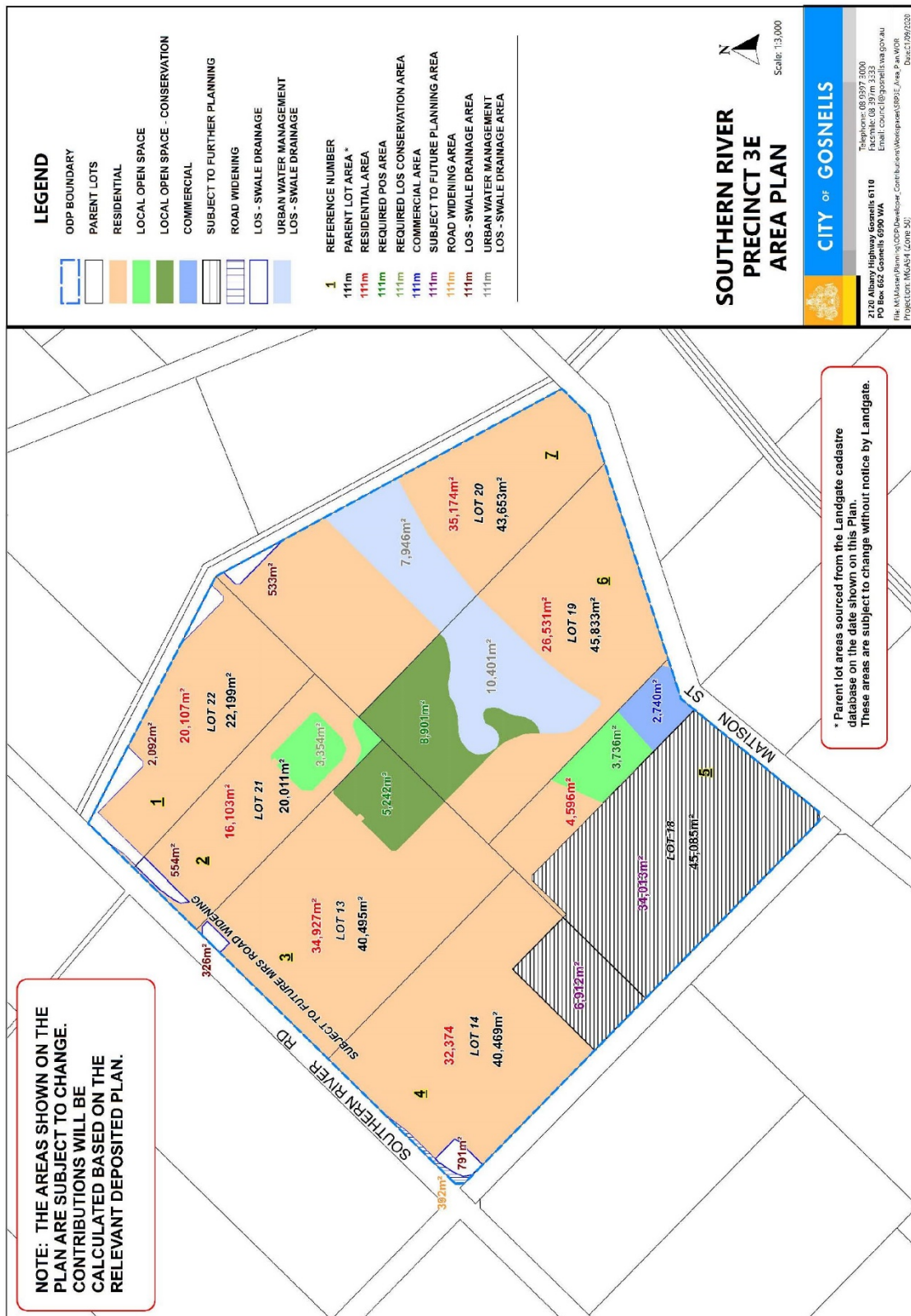
Precinct 3D Land Area Plan



Precinct 3E Land Area Table

Precinct 3E													
Property Details			Deductions									NCA	
PLAN REFERENCE	Property Address	Gross Area	Commercial	LOS Conservation	Drainage	LOS	Public Purpose	Regional Road Widening	Rural	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

Precinct 3E Land Area Plan



Precinct 3F Land Area Table

Precinct 3F													
Property Details			Deductions								NCA		
PLAN REFERENCE	Property Address	Gross Area	Commercial	Conservation	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	

Precinct 3F Land Area Plan

