



Photograph A



Photograph B





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**LOT 803 (15) BURLOS COURT,
JOONDALUP**

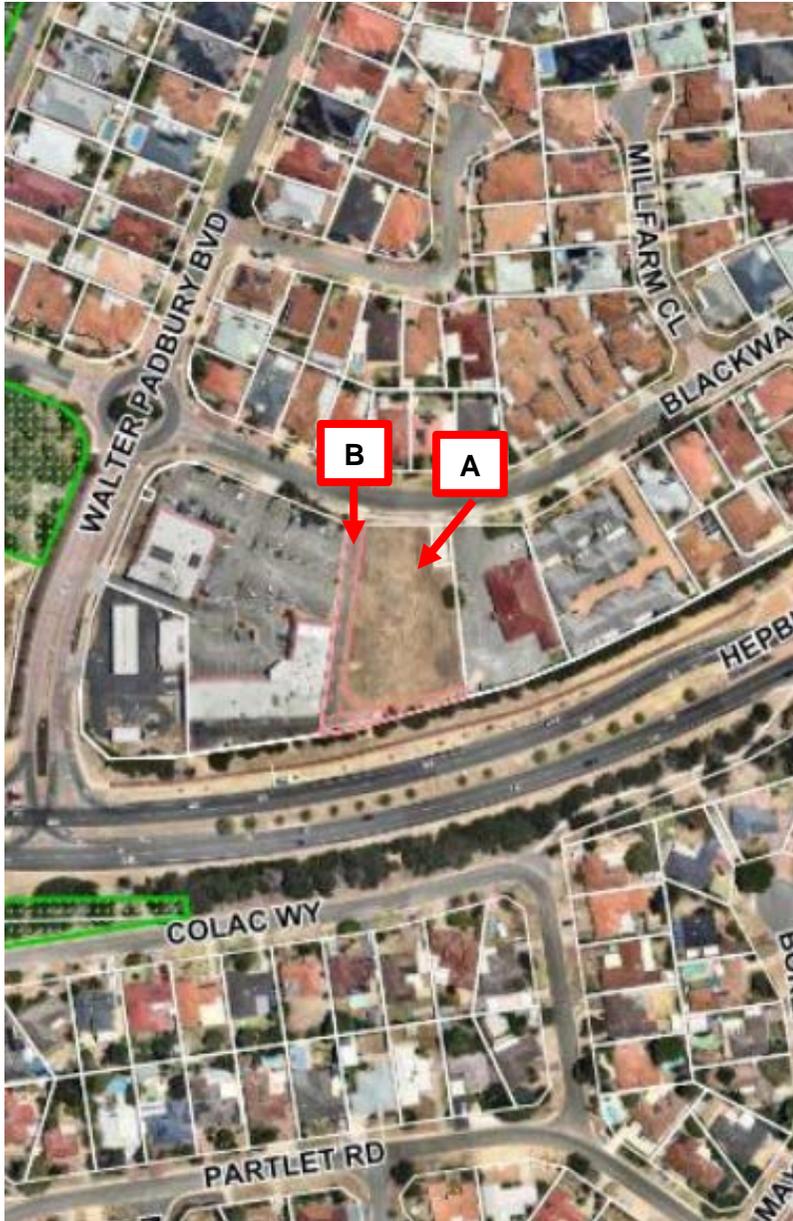
18/02/2020

1:2658



Lot 12223 (12) Blackwattle Parade, Padbury

ATTACHMENT 2



Photograph A



Photograph B





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Lot 12223, (12) Blackwattle Parade, Padbury

26 August 2019

1:954



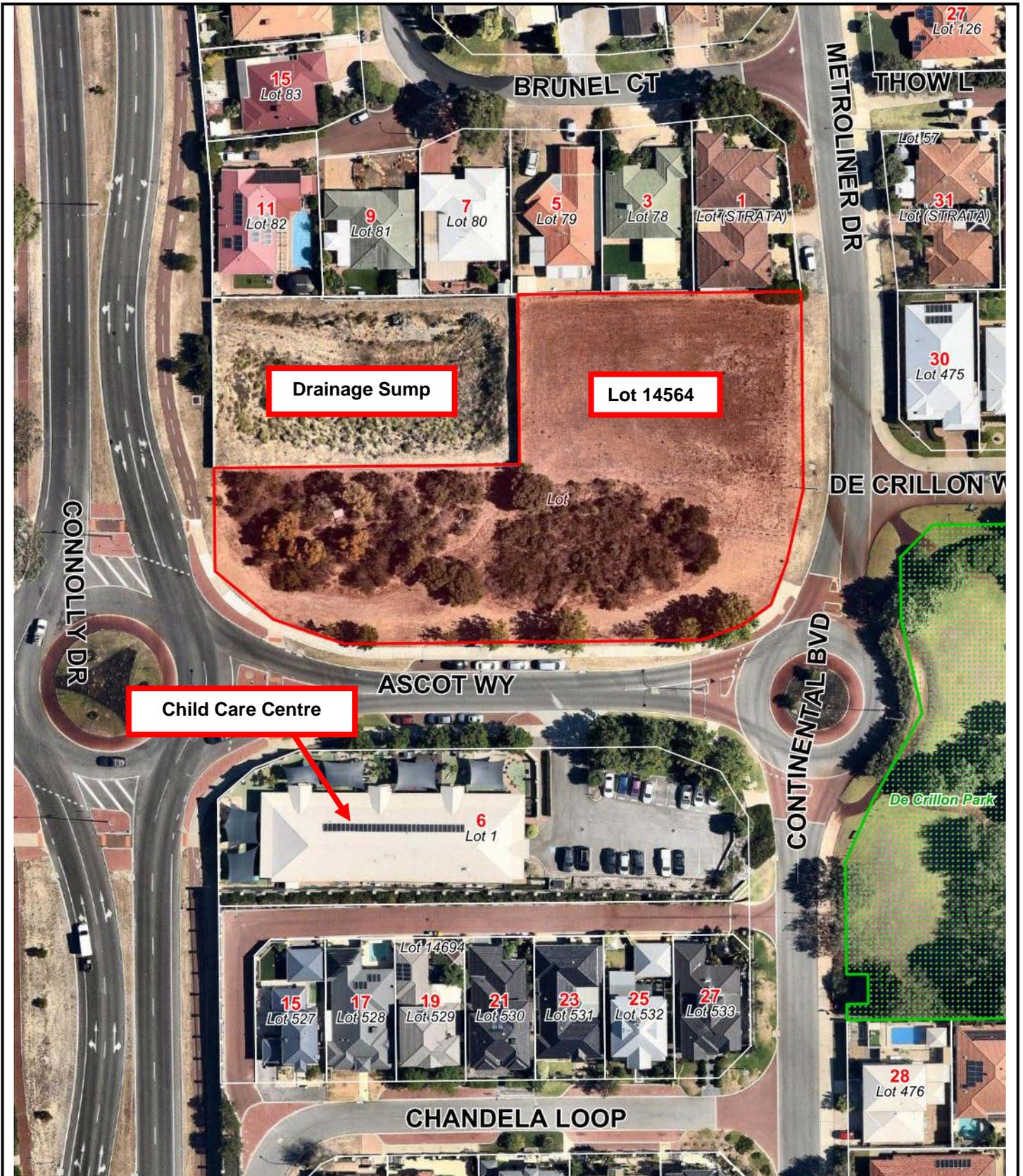



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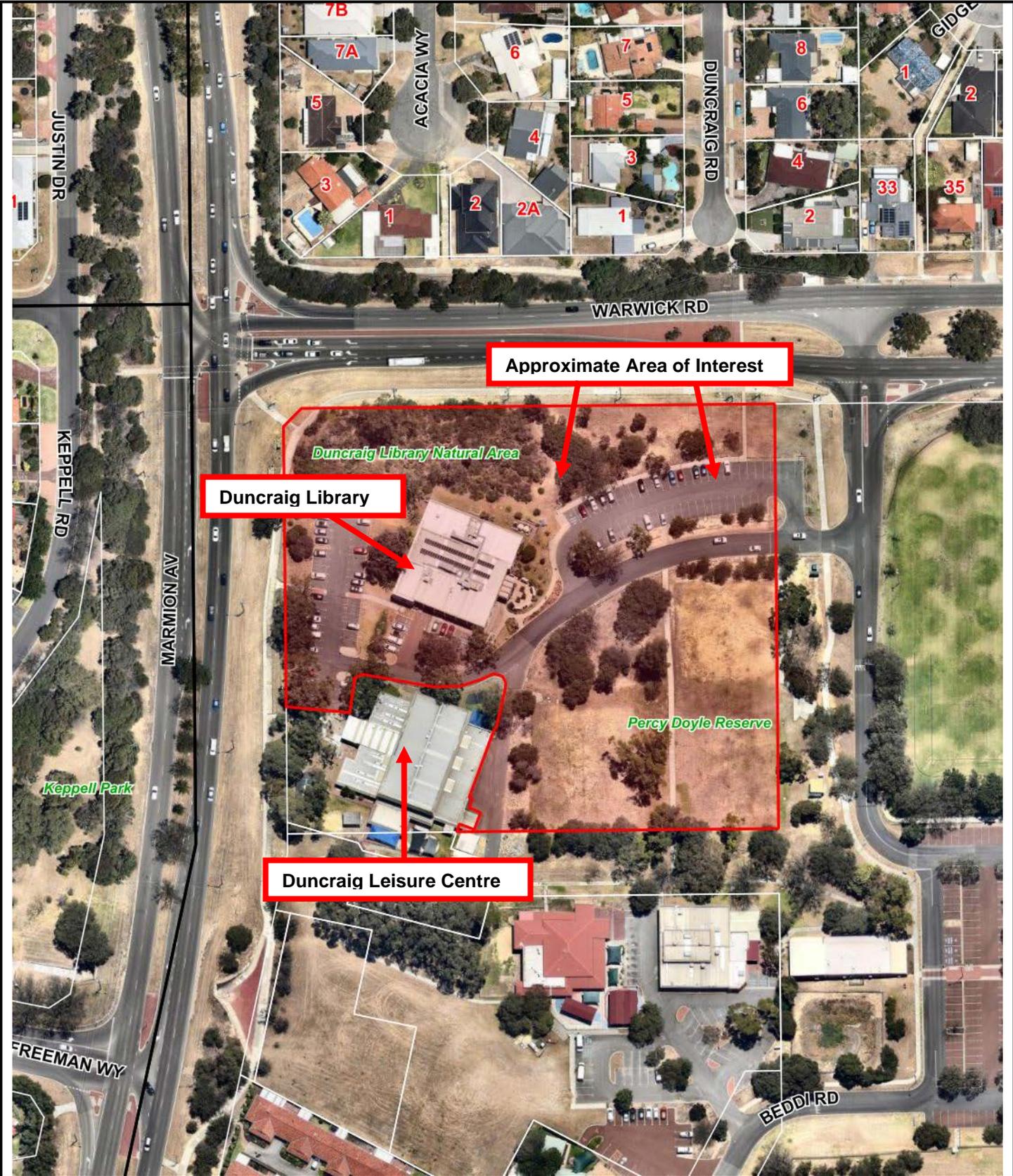


Scale(A4):1:2311
 Date: 28/10/2019
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**Lot 2277 (15) Selkirk Drive,
 Kinross
 (Reserve 48922)**



 <p>90 Boas Ave, Joondalup WA 6027 PO Box 21, Joondalup WA 6919 Ph: 08 9400 4000 Fax: 08 9300 1383 info@joondalup.wa.gov.au www.joondalup.wa.gov.au</p>		<p>Scale(A4):1:1000</p>	<p>Lot 14564 (5) Ascot Way, Currambine (Reserve 46865)</p>
		<p>Date: 18/02/2020</p>	
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Scale(A4):1:1762
 Date: 18/02/2020
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**Lot 14077,
 40 Warwick Road, Duncraig 6023
 (Reserve 32380)**




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Scale(A4):1:18056
 Date: 25/02/2020
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Works Operation Centre on Reserve 28971, Lot 8278, (922L) Ocean Reef Road, Craigie

Estimated Rates Revenue Information

ATTACHMENT 7

Properties	Land Area	To be sold	Comments
Lot 977 (15) Burlos Court, Joondalup Council supported the disposal of this property to Bermen Property 5 Pty Ltd at its meeting held on 23 June 2020 with conditions).	4,452m ²	Estimated rates for 16 units = \$14,544 pa	Coded R60 and restricted by Local Planning Scheme No. 3 to 'Aged or Dependent Persons' Dwellings.' Sixteen units used as an example for the potential rates.
Properties	Land Area	Land Sold and Units Developed	Comments
Lot 200 (18) Quilter Drive, Duncraig	2,001m ²	6 units Approximate total rates generated = \$8,718 pa	Development complete.
Lot 766 (167) Dampier Avenue, Kallaroo	2,001m ²	6 units Approximate total rates generated = \$7,323 pa	Development complete.
Lot 613 (11) Pacific Way, Beldon	2,001m ²	6 units Approximate total rates generated = \$6,364 pa	Development complete.
Lot 671 (178) Camberwarra Drive, Craigie	2,001m ²	6 units Approximate estimated total rates generated = \$6,281 pa	Development complete.
Lot 745 (103) Caridean Street, Heathridge	2,500m ²	7 units Approximate total rates generated = \$6,363 pa	Development complete.
Lot 1001 (14) Camberwarra Drive, Craigie	2,055m ²	8 units Approximate total rates generated = \$7,977 pa	Development complete.
Lot 501 (47) Renegade Way, Kingsley	43,049m ²	12 Independent Living Units – rates exempt organisation.	Development complete - land sold from within City's former Lot 549 (11) Moolanda Boulevard, Kingsley site.
Properties	Land Area	Land sold – Development Applications Lodged	Comments
Lots 900 (57) Marri Road, Duncraig	1,366m ²	10 multiple dwellings proposed Approximate estimated annual rates \$9,144 pa	Coded R40 and restricted by DPS2 and the contract of sale conditions to 'Aged or Dependent Persons' Dwellings'. Revised development application approved by the Development Assessment Panel on 17 May 2019. No building licence yet.
Lot 2 (20) Kanangra Crescent, Greenwood	3,013m ²	12 units proposed Approximate estimated annual rates \$10,908 pa	Subdivision and development approval applications approved for three freehold holds each containing four units. Building licence approval for earthworks and retaining walls.
Properties	Land Area	Land sold – No Development Applications	Comments
Lot 23 (77) Gibson Avenue, Padbury	5,159m ²	Vacant land rates 2019/2020 \$6,908 pa Landowners are currently endeavouring to deal with the site constraints. Potential unit yield is yet to be determined.	Coded R40 and includes a condition in the contract of sale to restrict the use to 'Aged or Dependent Persons' Dwellings.
Lot 147 (25) Millport Drive, Warwick	2,490m ²	Approximate estimated annual rates \$7,272 pa	Coded R20/R40. Restricted to 'Aged or Dependent Persons' Dwellings' under the contract of sale conditions. Potential for 8 Aged or Dependent Persons' Dwellings

Note: Multiple dwellings may potentially be developed, however the yield cannot readily be determined where the R-Code is R40 or higher.