



Photograph A



Photograph B





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

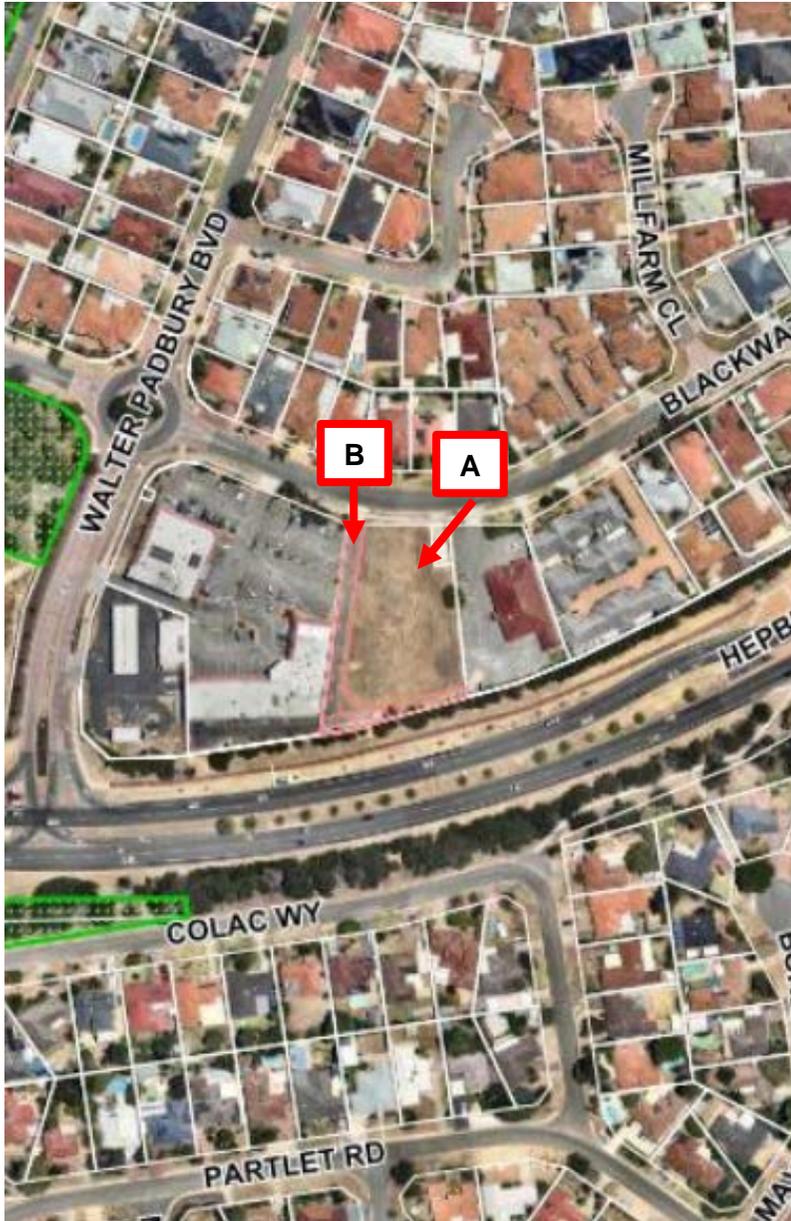
18/02/2020

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



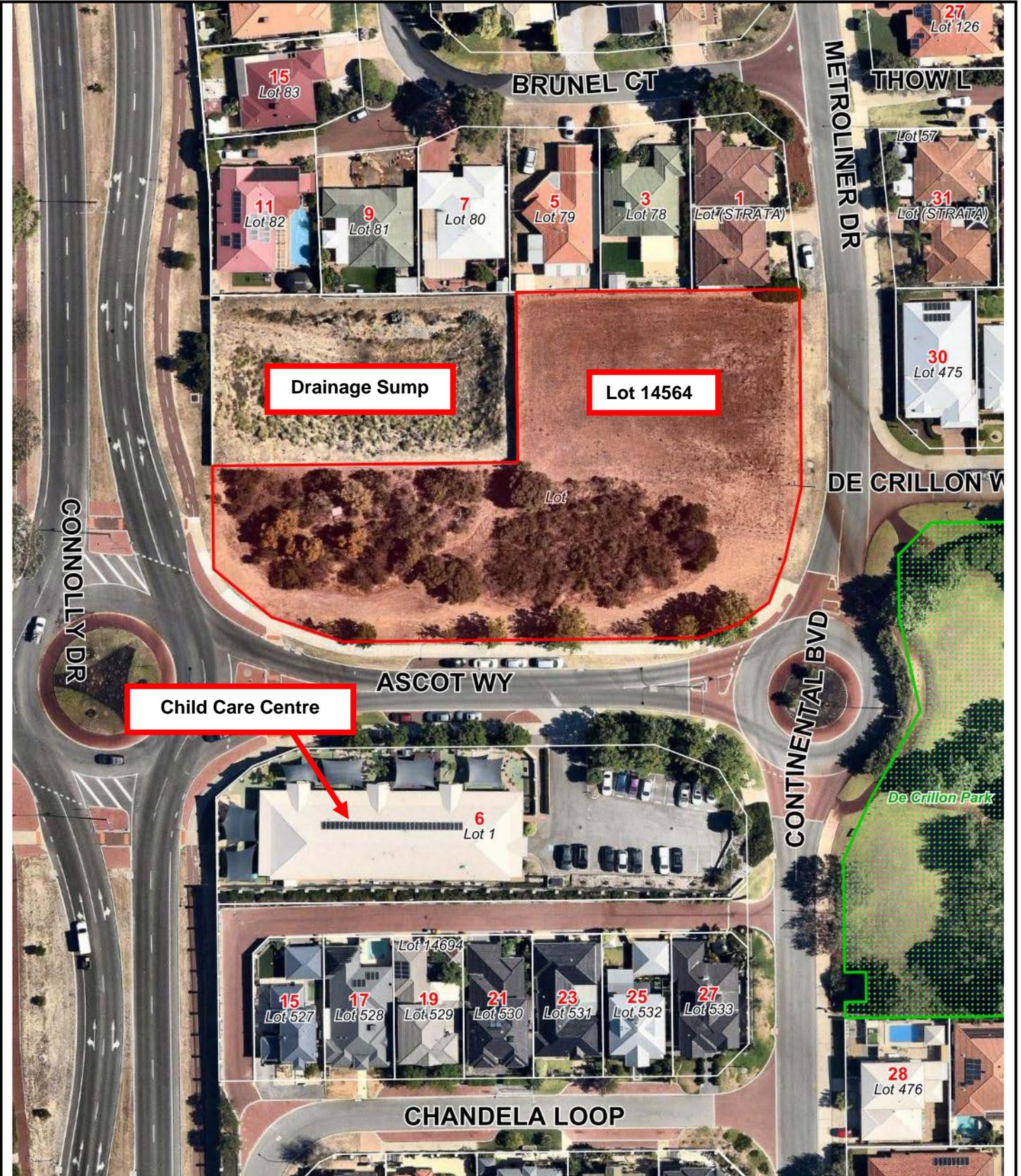



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Scale(A4):1:2311
 Date: 28/10/2019
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**Lot 2277 (15) Selkirk Drive,
 Kinross
 (Reserve 48922)**




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Scale(A4):1:1000
 Date: 18/02/2020
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**Lot 14564 (5) Ascot Way,
 Currambine
 (Reserve 46865)**




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Scale(A4):1:1762
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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

Properties	Land Area	To be sold	Comments
Lot 977 (15) Burlos Court, Joondalup Offer received – separate report to the Major Projects and Finance Committee to be held on 9 March 2020.	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 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 = \$8,718.22 pa	Development complete.
Lot 766 (167) Dampier Avenue, Kallaroo	2,001m ²	6 units Approximate total rates generated = \$7,323.3 pa	Development complete.
Lot 613 (11) Pacific Way, Beldon	2,001m ²	6 units Approximate total rates generated = \$6,364.3 pa	Development complete.
Lot 671 (178) Camberwarra Drive, Craigie	2,001m ²	6 units Approximate estimated total rates generated = \$6,281.07	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 = \$7,977.17 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 \$9,144.10 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.
Lot 2 (20) Kanangra Crescent, Greenwood	3,013m ²	12 units proposed Approximate estimated annual rates \$10,908 pa	Development application lodged for 12 Aged or Dependent Persons' Dwellings.
Properties	Land Area	Land sold – No Development Applications	Comments
Lot 23 (77) Gibson Avenue, Padbury	5,159m ²	Vacant land rates 2019/2020 \$6907.51. 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.	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.