



Photograph A



Photograph B





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

18/02/2020

1:2658







Photograph A





Photograph B

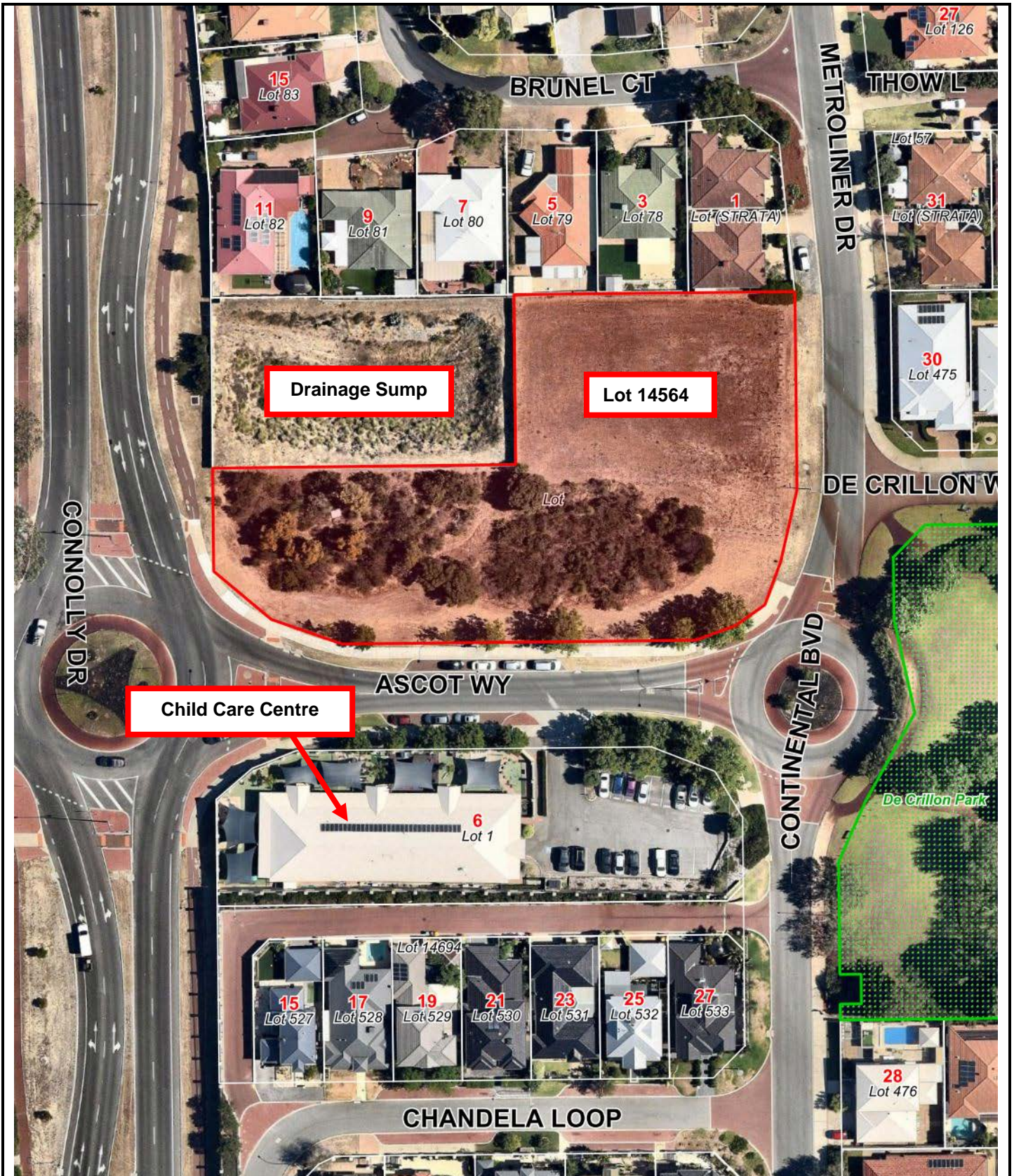






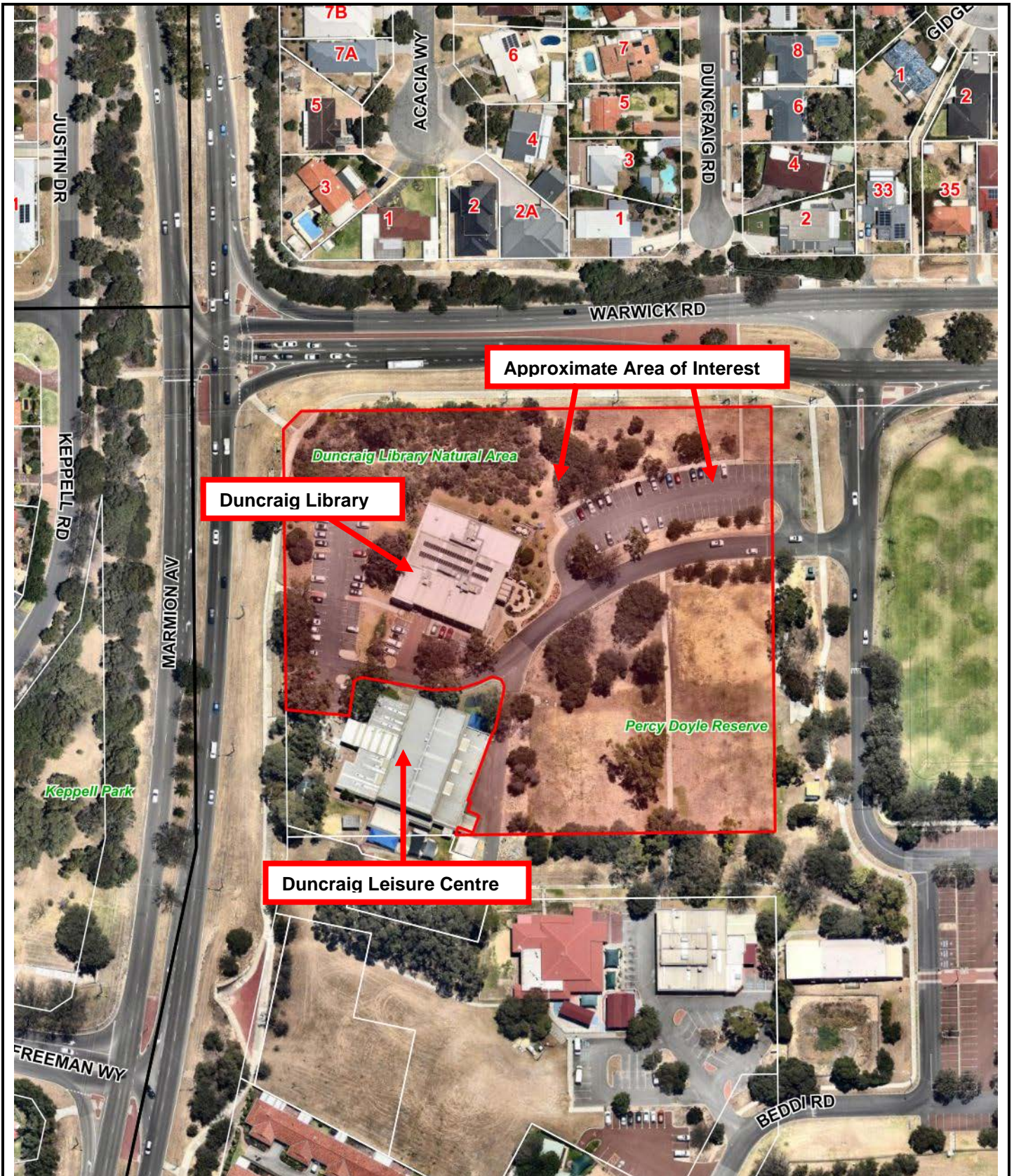
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			<p>1:954</p>	



 <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>		Scale(A4):1:2311	<p><b>Lot 2277 (15) Selkirk Drive,                  Kinross                  (Reserve 48922)</b></p>
		Date: 28/10/2019	
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		Date: 18/02/2020	
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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**



## IntraMaps Property Enquiry

<b>Property Number:</b>	177994
<b>Property Address:</b>	Drainage Reserve 4 Mosssdale Pass, Kinross
<b>Legal Area:</b>	1269m <sup>2</sup> (450m <sup>2</sup> lot potentially available)
<b>Lot on Plan:</b>	Lot 12277 Plan P19649
<b>Certificate of Title:</b>	3105 369
<b>MRS Zone:</b>	Urban
<b>Local Govt Zoning:</b>	Drainage/Waterway (Surrounding Zoning 'Residential')
<b>Residential Code:</b>	Not applicable (Surrounding Density Code R20)
<b>Bush Forever Site:</b>	No
<b>Council Electoral Ward:</b>	North Ward
<b>Acid Sulphate Soil Risk:</b>	Yes



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## IntraMaps Property Enquiry

<b>Property Number:</b>	197269
<b>Property Address:</b>	Drainage Reserve 16 Gilbank Crescent, Kinross
<b>Legal Area:</b>	580m <sup>2</sup>
<b>Lot on Plan:</b>	Lot 14981 Plan DP36127
<b>Certificate of Title:</b>	3134 429
<b>MRS Zone:</b>	Urban
<b>Local Govt Zoning:</b>	Drainage/Waterway (Surrounding zoning 'Residential')
<b>Residential Code:</b>	Not applicable (Surrounding Density Code R20)
<b>Bush Forever Site:</b>	No
<b>Council Electoral Ward:</b>	North Ward
<b>Acid Sulphate Soil Risk:</b>	Yes

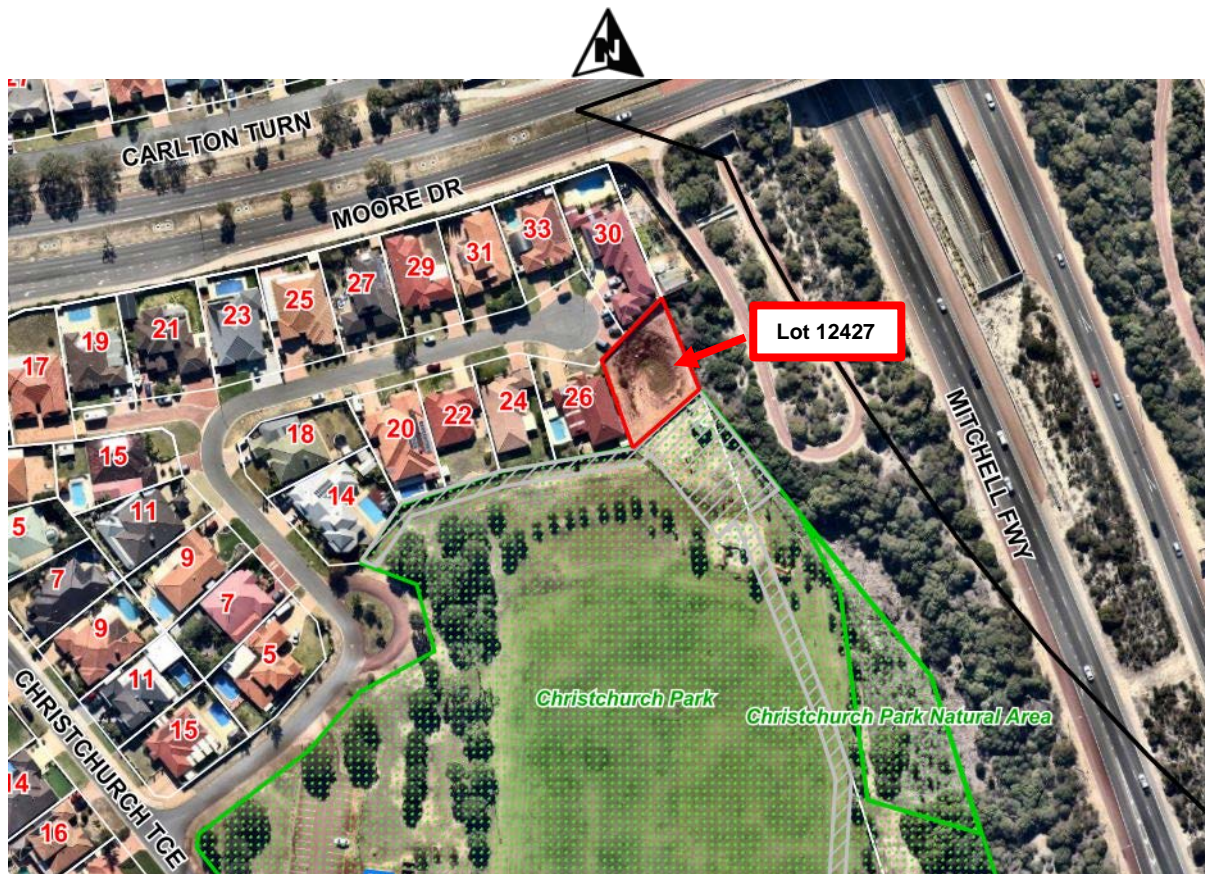


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## IntraMaps Property Enquiry

<b>Property Number:</b>	181469
<b>Property Address:</b>	Drainage Reserve 28 Broadmoor Green, Currambine
<b>Legal Area:</b>	793m <sup>2</sup>
<b>Lot on Plan:</b>	Lot 12427 Plan P20119
<b>Certificate of Title:</b>	3059 624
<b>MRS Zone:</b>	Urban
<b>Local Govt Zoning:</b>	Drainage/Waterway (Surrounding zoning 'Residential')
<b>Residential Code:</b>	Not applicable (Surrounding Density Code R20)
<b>Bush Forever Site:</b>	No
<b>Council Electoral Ward:</b>	North Ward
<b>Acid Sulphate Soil Risk:</b>	Yes



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## IntraMaps Property Enquiry

<b>Property Number:</b>	153812
<b>Property Address:</b>	Drainage 109 Poseidon Road, Heathridge
<b>Legal Area:</b>	1202.04m <sup>2</sup>
<b>Lot on Plan:</b>	Lot 810 Plan P14954
<b>Certificate of Title:</b>	1695 104
<b>MRS Zone:</b>	Urban
<b>Local Govt Zoning:</b>	Drainage/Waterway (Surrounding zoning 'Residential')
<b>Residential Code:</b>	Not applicable (Surrounding Density Code R20/30)
<b>Bush Forever Site:</b>	No
<b>Council Electoral Ward:</b>	North-Central Ward
<b>Acid Sulphate Soil Risk:</b>	Yes



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## IntraMaps Property Enquiry

<b>Property Number:</b>	151914
<b>Property Address:</b>	Drainage Site 59 Gradient Way, Beldon
<b>Legal Area:</b>	1033m <sup>2</sup>
<b>Lot on Plan:</b>	Lot 792 Plan P11393
<b>Certificate of Title:</b>	1424 935
<b>MRS Zone:</b>	Urban
<b>Local Govt Zoning:</b>	Public Open Space (Other surrounding zones Commercial and Residential)
<b>Residential Code:</b>	Not applicable (Surrounding Density Code R20)
<b>Bush Forever Site:</b>	No
<b>Council Electoral Ward:</b>	Central Ward
<b>Acid Sulphate Soil Risk:</b>	Yes



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## Sales Proceeds, Unit Yields and Approximate Rates Revenue

ATTACHMENT 12

Properties	Land Area	To be sold	Comments
Lot 977 (15) Burlos Court, Joondalup Sale price - \$1,675,000	4,452m <sup>2</sup>	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 Sale price - \$1,350,000	2,001m <sup>2</sup>	6 units Approximate total rates generated = \$8,718.22 pa	Development complete.
Lot 766 (167) Dampier Avenue, Kallaroo Sale price - \$1,055,000	2,001m <sup>2</sup>	6 units Approximate total rates generated = \$7,323.3 pa	Development complete.
Lot 613 (11) Pacific Way, Beldon Sale price - \$700,000	2,001m <sup>2</sup>	6 units Approximate total rates generated = \$6,364.3 pa	Development complete.
Lot 671 (178) Camberwarra Drive, Craigie Sale price - \$828,000	2,001m <sup>2</sup>	6 units Approximate estimated total rates generated = \$6,281.07	Development complete.
Lot 745 (103) Caridean Street, Heathridge Sale price - \$874,000	2,500m <sup>2</sup>	7 units Approximate total rates generated = \$6,363 pa	Development complete.
Lot 1001 (14) Camberwarra Drive, Craigie Sale price - \$990,000	2,055m <sup>2</sup>	8 units Approximate total rates generated = \$7,977.17 pa	Development complete.
Lot 501 (47) Renegade Way, Kingsley (Sale price - \$1,050,000)	4,040m <sup>2</sup>	12 Independent Living Units – rates exempt organisation.	Development complete - land sold from within City's former Lot 702 (11) Moolanda Boulevard, Kingsley site.
Properties	Land Area	Land sold – Development Applications Lodged	Comments
Lots 900 (57) Marri Road, Duncraig Sale price - \$1,030,000	1,366m <sup>2</sup>	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. No building licence yet.
Lot 2 (20) Kanangra Crescent, Greenwood Sale price - \$1,225,000	3,013m <sup>2</sup>	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 Sale price - \$1,800,000	5,159m <sup>2</sup>	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 Sale price - \$1,340,000	2,490m <sup>2</sup>	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.