

# **TOWN PLANNING SCHEME NO. 21**

## **QUEENS PARK / EAST CANNINGTON GUIDED DEVELOPMENT SCHEME**

Gazetted: 13 August 1982

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### **Disclaimer**

Whilst this document is generally believed to be complete at the time of compilation and all reasonable efforts are made to ensure its currency, no warranty is given that it is free from error or omission.

The definitive City of Canning Town Planning Scheme No. 21 Text (and Scheme Maps) is that which is held by the City of Canning at any point in time.

## CITY OF CANNING TPS21 – SCHEME AMENDMENTS

AMD No.	GAZETTAL DATE	DETAILS
1	12/08/1983	<ul style="list-style-type: none"> <li>Clarify drainage and establish and locate drainage facilities by amending the content, clauses 18A and 33(b) of the Text, the Scheme Map and Development Guide Map</li> </ul>
3	12/08/1983	<ul style="list-style-type: none"> <li>Delete paragraph 33(e)(i) and replacing with a new paragraph 33(e)(i).</li> </ul>
5	12/08/1983	<ul style="list-style-type: none"> <li>Delete the first sentence in clause 37 and replace with "Where it is necessary to ascertain the value of any land for the purpose of the Scheme the valuation may be made by the Valuer General or by a licensed valuer appointed by the Council.</li> </ul>
7	14/10/1983	<ul style="list-style-type: none"> <li>Add Supplementary Map A (Plan T.P.S. 21 Dwg 82.46).</li> <li>Amend the Scheme Map and Development Guide Map as depicted on Plan T.P.S. 21 Dwg 83.06.</li> <li>Add after "Development Guide Map" in Clause 3: "Supplementary Map A".</li> <li>Amend clause 26(2), by adding after the term "public utilities": "and land shown on the Development Guide Map as Light Industry and the associated right of way".</li> <li>Amend clause 27, by deleting the word "Where" and insert: "With the exception of the land referred to in clause 30A hereof, where".</li> <li>Amend clause 34(3) by adding after the term "local centres": "land shown on the Development Guide Map as Light Industry,".</li> <li>Insert a new clause 30A.</li> <li>Amend the Contents list, after "Public Open Space", by deleting "24-30" and inserting "24-30A".</li> </ul>
2	28/10/1983	<ul style="list-style-type: none"> <li>Delete from the Scheme Map and Development Guide Map the Pedestrian Overpass and its notation;</li> <li>Delete clause 33(c).</li> </ul>
9	28/02/1986	<ul style="list-style-type: none"> <li>Re-number clause 8 to clause 8(a) and insert new subclauses (b) and (c).</li> </ul>
10	21/11/1986	<ul style="list-style-type: none"> <li>Re-number existing clause 12 to clause 12(1).</li> <li>Insert a new clause 12(2).</li> </ul>
11	25/03/1988	<ul style="list-style-type: none"> <li>Insert a new clause 30B.</li> </ul>

12	17/02/1989	<ul style="list-style-type: none"> <li>• Delete from the Legend for each Map the notation and reference relating to "Boundary between Gosnells and Canning".</li> <li>• Relocate the Scheme Boundary, in the Elizabeth Street/Luyer Avenue area to correspond with the Municipal Boundary, as depicted on the amending plan adopted by the Council on 22 August, 1988.</li> <li>• Delete the second sentence in clause 4.</li> <li>• Delete existing clause 28 and replace with a new clause 28.</li> <li>• Delete existing clause 29 and replace with a new clause 29.</li> <li>• Deleting subclauses (2), (5), (6) and (7) from clause 30.</li> <li>• Delete "(Canning)" and delete the words after "development of public open space", substituting the words "in the Scheme Area" in subclause (1) of clause 30.</li> <li>• Delete the words "Subject to sub-clause (2) hereof" from subclause (1) of clause 34 and deleting subclause (2) from clause 34 in its entirety.</li> </ul>
16	06/07/1990	<ul style="list-style-type: none"> <li>• Delete the words "and an area for a ramp for future pedestrian overpass at Railway Parade" in clause 30A(c) (ii).</li> <li>• Amend the Development Guide Map and Supplementary Map A by deleting the area required from 200-228 Railway Parade (Lot 69), Queens Park, for a ramp for a future pedestrian overpass.</li> </ul>
15	12/04/1991	<ul style="list-style-type: none"> <li>• Amend the Development Guide Map and the Scheme Map to reflect Public Open Space distribution as shown on the Council's Plan T.P.S. 21, Dwg. No. 89.8SB, as depicted on the amending plan adopted to the Council on 25 June, 1990.</li> </ul>
17	21/06/1991	<ul style="list-style-type: none"> <li>• Delete from the Scheme the requirement for 135 Gibbs Street Lot 70, East Cannington, to be reserved for future road purposes, and to show it as residential land, and by showing that portion of Russell Street, East Cannington, adjoining Lots 71 and 72 as required for future road purposes, as depicted on the amending plan adopted by the Council on 18 December 1990.</li> </ul>

19	31/03/1992	<ul style="list-style-type: none"> <li>Delete from the Scheme Map and from the Development Guide Map the reservation of land required for Scheme Purposes Roads for portion of Lots 447 and 448 Crawford Street and portion of Lots 427 and 428 Lacey Street, East Cannington, and to designate these areas for residential purposes as shown on the Amendment Map.</li> <li>Delete the portion of Crawford Street designated Residential and the portion of Lacey Street designated Local Open Space as shown on the Amendment Map.</li> </ul>
18	30/06/1992	<ul style="list-style-type: none"> <li>Delete paragraph 26(1)(a) and replacing with a new paragraph 26(1)(a).</li> <li>Insert a new subclause 26(4).</li> </ul>
20	07/08/1992	<ul style="list-style-type: none"> <li>Amend the Scheme Map and the Development Guide Map to show the requirements for a 10 metre wide strip of land from 1 Redcliffe Street Lot 368 and 82 Renou Street Lot 303, East Cannington, for future widening of Gerard Street, as depicted on the amending plan adopted by the Council on 12 November 1991.</li> </ul>
21	02/10/1992	<ul style="list-style-type: none"> <li>Delete the land required for Scheme Purposes (Roads) currently affecting Nos. 60-68 Cross Street (Lots 56, 74, 73 and 72) and Nos. 1-7 Stephen Street (Lots 6 and 7), Queens Park, and by reflecting such alteration by similar modification to the Development Guide Map, as depicted on the amending plan adopted by the Council on 28 April, 1992.</li> </ul>
22	09/08/1994	<ul style="list-style-type: none"> <li>Amend the Scheme Map in respect of the land bounded by Gerard Street, Elizabeth Street, Crawford Street and Campbell Street, East Cannington, to reflect the modifications to Public Open Space and Orange Roads shown on Plan TPS 21, Dwg 94.06, as depicted on the amending plan adopted by the Council on 8 May 1994.</li> </ul>
23	30/12/1997	<ul style="list-style-type: none"> <li>Delete the words 'subclause (2)' and substituting with the words 'subclauses (2), (4) and (5)' in subclause (1) of clause 26.</li> <li>Insert new subclauses (5) and (6) in clause 26.</li> </ul>
24	01/08/2003	<ul style="list-style-type: none"> <li>Rezone 333 Wharf Street (Lot 19), Queens Park from "Residential" to "Local Shopping".</li> </ul>
25	06/10/2006	<ul style="list-style-type: none"> <li>Amend the scheme boundary as depicted on the amendment map to exclude the former Maniana Estate and Regional Open Space.</li> </ul>

27	05/11/2010	<ul style="list-style-type: none"> <li>• Delete the Land Use Map and Supplementary Map;</li> <li>• Replace the Scheme Map and the Development Guide Map with new maps.</li> <li>• Replace the scheme text in its entirety.</li> </ul>
28	27/05/2016	<ul style="list-style-type: none"> <li>• Amend the Town Planning Scheme No. 21 map to remove the subdivision layout, proposed subdivisional and scheme roads situated over the lots between George Street, Centre Street, Wharf Street and Railway Parade.</li> </ul>

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## **C1 – Citation**

This Town Planning Scheme may be cited as City of Canning Local Planning Scheme No. 21 – Queens Park/East Cannington Guided Development Scheme (hereinafter called “the Scheme”).

## **C2 – Responsible Authority**

The Authority responsible for enforcing the observance of this Scheme is the City of Canning (hereinafter called “the Council”).

## **C3 – Maps**

The following maps are attached to and form part of the Scheme –

Scheme Map

Development Guide Map

## **C4 – Scheme Area**

The Scheme applies to the whole of the land contained within the inner edge of a broken black line on the Land Use Map and the Scheme Map (hereinafter referred to as “the Scheme Area”).

## **C5 – General Objects**

The general objects of the Scheme are –

1. To facilitate and encourage the progressive subdivision and development of the land within the Scheme Area for residential and recreational purposes.
2. To co-ordinate and control development in the Scheme area.
3. To plan and make provision for suitable new roads within the Scheme Area.
4. To make provision for proper drainage of those parts of the Scheme Area which require drainage.
5. To make provision for the creation of drainage reserves and easements.
6. To make provision for land to be used for public open space and recreational purposes.
7. To make provision for such other matters as are necessary or incidental to the implementation of the Scheme.

## **C6 – Subdivision and Development to be in Conformity with the Development Guide Map**

An owner of land within the Scheme Area who desires to subdivide or develop the owner’s land either alone or in conjunction with other owners must submit a plan of the proposed development to the Council and if the proposals involve subdivision the owner must submit to the **WAPC** a plan of subdivision in conformity with the Development Guide Map with such modifications as are permitted by the Council under Clause 8 thereof.

## **C7 – Subdivision**

For the purposes of this Scheme subdivision will refer to any form of subdivision of the land whether it is Green Title; Survey, Vacant Lot or Built Strata but does not include the amalgamation of lots.

## **C8 – Method of Carrying Out Objectives of the Scheme**

The Scheme Map defines the area to which the Scheme applies.

1. The Development Guide Map is a guide for the development of the Scheme Area showing the location of scheme roads subdivisional roads, public open space, main drains and compensating basins, and forms an overall plan of subdivision for the Scheme Area.
2. As and when owners of land within the Scheme Area subdivide their land such subdivision shall be in accordance with the Development Guide Map and must be capable of forming part of the overall plan of subdivision for the Scheme Area, subject to the following subclauses 4 and 5.
3. The Development Guide Map is a guide to an acceptable method of development within the Scheme Area. The Western Australian Planning Commission (“WAPC”) may, on the recommendation of Council, permit modifications to the design shown on the Development Guide Map but no modification to the design shall be permitted if in the opinion of the Council it would impede the intent or objectives for development of the Scheme Area.
4. Council shall make no recommendation to the WAPC without first permitting any persons or public authorities whose interests are likely to be affected by any such modification an opportunity to make submissions to the Council and for Council to have regard for those submissions.

## **C9 – New Road Network**

The Development Guide Map indicates an acceptable New Road Network within the Scheme Area. The Western Australian Planning Commission (“WAPC”) may, on the recommendation of Council, permit variations to the road network design shown on the Development Guide Map subject to clause 8 of this Scheme, so long as such variation would not impede the intent or objectives for development within the Scheme Area.

## **C10 – Obligations under the Scheme for Landowners to Contribute Towards the Construction Costs of New Roads**

Subject to the following clauses all new roads shall be constructed and drained at the expense of the owners of the land in which such roads are situated and each owner shall when subdividing the owner's land make the land available for the said roads and pay the costs of the construction and drainage of the roads within the owner's land. New Roads will be one of either –

- 1(a). For the purpose of this Scheme, the term “Scheme Road” means a road identified in the Development Guide Map as such, and the creation of which will attract payment by the Scheme, for the land required for the Scheme Road.



- 1(b). For the purpose of this Scheme, the term “Subdivisional Road” means roads identified in the Scheme Map as such, and is intended to be created by the subdivision process without attracting payment or compensation by the Scheme, City or the State.
2. Subject to clause 11, in cases where the land for the purpose of a scheme road is owned by the Council, the cost of construction and drainage of that scheme road shall be borne by the owners of the adjoining land. Where such owners are unable to agree upon the proportion of the costs payable by each of them the amount (if any) payable by each owner shall be determined by arbitration in manner hereinafter provided.
3. Instead of, or in addition to, requiring payment at the time of clearing conditions of subdivision approval, the Council may require payment by no less than 3 months’ notice in writing, and payment is to be made within the time stipulated in the notice.
4. The land of the adjoining owners, within the Scheme Area, is charged with the obligation to make the payment provided for in this clause.

#### **C11 – Obligations under the Scheme for Council to Contribute Towards the Construction Costs of New Roads**

The Council shall pay one half of the cost of construction and the drainage of the section of any road which abuts public open space or is shown on the Scheme Map as being a Scheme Road (**orange**) and the owner’s liability in respect thereof shall be reduced accordingly provided that –

1. This provision does not apply to the end alignment of a cul-de-sac road if that is the only part of the road which abuts the public open space.
2. Should the location of the public open space be changed or cancelled the Council’s liability under this clause shall be transferred to the new site or cancelled as the case may be.
3. Where a road to which this clause applies has been constructed by or on behalf of an owner the Council’s contribution shall be one half of the amount the Council considers to be a fair and reasonable cost of the construction and drainage of the road.

#### **C12 – Compensation: New Roads**

If an owner subdivides the owner’s land and if the owner or a predecessor in title of the owner has claimed or been paid compensation by reason of the resumption by the Council of land for a new road, then before the **WAPC** endorses its approval on a deposited plan for the subdivision, the owner is to release the Council from liability for the compensation claimed, or repay to the Council the amount of compensation paid by the Council to the owner or the owner’s predecessor in title, as the case may be.

### **C13 – New Roads, Pedestrian Accessways and Footpaths**

The Council may construct and drain any new roads and acquire the land necessary for that purpose. If the Council does so prior to the subdivision of the lands adjoining such road the costs of the construction and drainage of the said road and all compensation and other costs consequent upon the acquisition of the land shall be paid to the Council by each respective owner of land in accordance with the foregoing provisions upon the final approval of the **WAPC** to the subdivision of the owners land or after having been served with not less than 3 calendar months' notice from the Council calling upon the owner to make such payment whichever first happens.

### **C14 – Drainage**

The main drainage lines and compensating basins shown coloured blue and light blue on the Development Guide Map are required to provide proper drainage to the Scheme Area. The said drainage facilities are shown in approximate positions only and may be varied to integrate with final subdivisional and drainage design.

### **C15 – Land Acquisition for Drainage Purposes**

1. The Council may acquire such land as it considers necessary for drainage services and may set aside land for drainage sumps and compensating basins and other works. The Council will not acquire any land for drainage which is held by the Water Corporation by any tenure or vesting.
2. The Council is deemed to have met the objectives of acquiring land for drainage/compensating basin purposes under the Scheme where the Council has either acquired the land, or there is a management order over that land for the purpose of drainage or the land is held in ownership by the Water Corporation for the purpose of drainage.

### **C16 – Land Acquisition for Public Open Space Purposes**

1. It is intended that the land shown on the Development Guide Map as public open space shall be made available for that purpose at such time as the lot on which the public open space is shown is subdivided, or as acquired by the Council and in accordance with clause 16 of this Scheme.
2. Subject to the next succeeding clause the Council may as and when it thinks fit acquire the land shown on the Development Guide Map as public open space or any part or parts thereof either by purchase exchange or resumption or partly by one method and partly by any of the others.

### **C17 – Public Open Space Contribution by Owners of Land within the Scheme Area**

1. Subject to subclauses (2), (4) and (5) of this clause, each owner when subdividing the owner's land shall contribute towards public open space in the following manner –

- (a) So much of the owner's land as is shown on the Scheme Map as public open space is to be vested in the Crown free of cost, or is to be transferred to the Council for an unencumbered estate in fee simple, free of cost.
  - (b) If no part of the owner's land is shown as public open space on the Scheme Map, the owner shall pay to the Council 5.0 per centum (5.0%) of the value of the land the subject of the subdivision.
  - (c) If the value of the land to be transferred to the Council pursuant to paragraph (a) of this subclause is greater or less than 5.0 per centum (5.0%) of the value of the land the subject of the subdivision the owner shall receive from or pay to the Council the difference in such value as the case may be, so as to achieve a 5.0% value contribution.
  - (d) If an owner subdividing the owner's land is also the owner of other land within the Scheme Area not the subject of the proposed subdivision referred to in this clause and such other land or part thereof is shown as public open space on the Scheme Map the owner may if the Council so agrees transfer to the Council the land shown as public open space on the Scheme Map or an agreed part thereof (hereinafter referred to as "the second POS land") and the value of the second POS land so transferred shall be credited against the amount payable by the owner to the Council under paragraph (b) or (c) of this subclause 16(1) and for the purposes of this paragraph (d) –
    - i. the second POS land shall be valued as at the date upon which the owner offered to transfer it to the Council or as at the date upon which the land adjoining it or adjoining the open space of which it forms part was first subdivided for residential use whichever produces the lower value;
    - ii. if the value of the land transferred to the Council under paragraph (a) of this subclause and under this paragraph (d) is greater than 5.0 per centum (5.0%) of the value of the owner's land being subdivided, the owner may elect that instead of receiving a payment under paragraph (c) of this subclause the amount of the excess shall be credited without interest against the amount which would be payable by the owner on the subsequent subdivision of any other land owned by the owner within the Scheme Area;
    - iii. upon the subdivision of the land of which the second POS land forms part the provisions of this clause shall be applied on the basis that the second POS land does not form part of and never formed part of the land the subject of that subdivision.
2. For the purposes of this clause, other than the circumstances in but excluding paragraph (d) of subclause (1), the value of any land shall be assessed as at the date of valuation or at a date not less than 3 months prior to the Council issuing a letter of subdivision clearance to the **WAPC**, whichever is the later.

3. Were a landowner has entered into a legal agreement with the City to defer contribution towards public open space, regardless of the date of that agreement, the rate of contribution payable towards public open space will be the rate of contribution applicable under this Scheme.
4. For the purpose of this clause, where the Council is of the opinion that the proposed subdivision will not increase the residential density of a development, or where the subdivision is required as a prerequisite to rezoning of land for purposes other than residential, the Council may, subject to approval by the **WAPC**, waive wholly or partially the requirement for public open space contribution under this clause. The provisions of this clause may be applied retrospectively.
5. If any land presently proposed to be subdivided –
  - (a) Is part of a former landholding that was previously subdivided; and
  - (b) upon that previous subdivision a portion of the landholding was provided free of cost for public open space then the area given up for public open space on that previous subdivision may be apportioned over the whole of the former landholding, and the land presently proposed to be subdivided or developed in that case shall only be required to make further contribution to public open space under this Scheme to the extent that the apportionment of previously provided public open space is less than 5.0% in value of the area of the land presently proposed to be subdivided or developed.
6. If there is any doubt as to whether any land presently proposed to be subdivided or developed is entitled to the concession in relation to public open space referred to in the preceding subclause, the onus of proving the elements of the entitlement to the satisfaction of the Council shall lie upon the person asserting it. If there is any difference or dispute between the Council and a landowner the issue shall be referred to the **WAPC** to make a final determination.
7. In making a final determination for the purpose of the preceding subclause, the intention that land in the Scheme Area zoned Residential or City Centre (current or amended to) under the City of Canning Town Planning Scheme 40 should be subject to a contribution of 5.2% of the land area for public open space free of cost to the City or the Crown, shall be of paramount importance.

### **C18 – Public Open Space Fund**

1. For the purposes of the Scheme the Council shall establish a special Public Open Space Trust Fund (to be known as the “Scheme 21 Public Open Space Trust Fund”).
2. All moneys received by the Council in respect of public open space under this Scheme shall be paid into the Scheme 21 Public Open Space Trust Fund.

3. The Council shall apply moneys standing to the credit of the Scheme 21 public open space trust fund in repaying any loan monies or finance made available by it and interest thereon expended on the acquisition and development of public open space in the Scheme Area.
4. Where the disposal of land transferred to the Council as Public open space occurs, the proceeds of the sale of such land shall be paid into the Scheme 21 Public Open Space Trust Fund.
5. In the event of the moneys standing to the credit of the Scheme 21 Public Open Space Trust Fund being insufficient to repay the said loan and other moneys and interest the Council shall repay the balance thereof from its general fund.
6. In the event of the moneys in the Scheme 21 Public Open Space Trust Fund being greater than the amount necessary to repay the said loans and other moneys and interest the balance thereof shall be applied by the Council in further improvements to Public open space within the Scheme Area.

### **C19 – Payment of Cash for Public Open Space Contributions**

If cash is required to be paid by an owner in respect of a Public Open Space contribution pursuant to clause 16, the payment is to be made –

1. Immediately prior to the issuing by the Council of clearances of those conditions of subdivision approval required to be cleared by it; or
2. Within 3 months after the date on which the Council gives notice to the owner requiring payment, whichever occurs first.

### **C20 – Scheme Costs**

The costs or estimated costs of the following items are hereinafter referred to as the Scheme Costs –

1. One half of the administration costs and other expenses which the Council is required to meet in order to implement and complete the Scheme. The term “administration costs”, without limiting its generality, includes all legal costs, litigation costs, planning costs, payments to planning consultants and other professional consultants and valuation costs.
2. The cost of the acquisition of so much of the land shown on the Scheme Map as land required for Scheme purposes (**Scheme Roads and Drainage**) as is necessary for the implementation of the Scheme.
  - (a) Such costs as relating to road construction (including drainage) where either a Scheme Road or Subdivisional Road abuts Public open space as per clause 11 of the Scheme.
  - (b) All compensation payable and all costs and expenses of determining and settling compensation.
  - (c) All other costs and expenses which the Council is required to meet in order to implement and complete the Scheme.

## **C21 – Payment of Scheme Costs**

1. For the purpose of this clause the payment of Scheme Costs refers to privately owned land within the Scheme Area referred to in Appendix “A” - “Land Required to Pay Scheme Costs” of this Scheme, and shall be indicated on the Development Guide Map as being those lots marked with a green dot.
2. Any land referred to in Appendix “A”, shall be required to contribute to the Scheme Costs.
3. Each owner of land referred to in Appendix “A” shall, prior to the final approval by the WAPC of the subdivision of the owner’s land or after having been given not less than 3 calendar months’ notice from the Council, whichever first occurs, pay to the Council an amount which bears the same proportion to the total Scheme Costs as the area of the owner’s land in Appendix “A” bears to the total area of land in Appendix “A”.

## **C22 – Estimate of Scheme Costs**

Scheme costs are to be reviewed annually by Council on the following basis –

1. Scheme costs (roads and drainage) until they have been paid, are to be reviewed annually by the Council’s Director of Engineering and Technical Services and are to be determined on the estimated cost as if the Council was to undertake those works, in accordance with the best and latest information available to the Council;
2. Those costs as identified under clause 20(1);
3. The estimated costs of acquiring such land (including valuation costs) as identified under clause 20 (2) (a), (b) and (c);

## **C23 – Land Owned by the Council**

All or any of the land now owned or subsequently acquired by the Council within or near the Scheme Area may be used by the Council for any purpose appropriate to the Scheme (and the Council has all the powers of an owner in respect thereof) and if such purpose is one for which an owner is required to make land available or for which land may be acquired by the Council hereunder the Council shall be compensated for the value of the land so used.

## **C24 – Method of Valuation**

1. Where it is necessary to ascertain the value of any land for the purpose of the Scheme, the valuation is to be made by a valuer in the office of the Valuer General or by a licensed valuer in private practice appointed by the Council. The valuation methodology shall be as set out in the following subclauses of this clause.
2. The date of valuation shall be the date stipulated in the clause of this Scheme which provides for the valuation, and if no date is stipulated or indicated, shall be the date on which the valuation is carried out.

3. Unless provision is made in this Scheme to the contrary, where a portion of land is to be valued as in the case of a cash-in-lieu of public open space contribution, the value of the portion is to be such percentage of the market value of the land of which the portion forms part as the area of the portion bears to the area of that land.
4. The market value of any land is to be determined –
  - (a) At the cost of the owner required to make any payment or contribution;
  - (b) On the basis that there are no buildings, fences or other improvements of that nature on the land, or any other improvements including subdivisional works on or adjacent to the land;
  - (c) On the assumption that any rezoning necessary for the purpose of the subdivision has come into force;
  - (d) On the basis of comparable sales evidence drawn from the district of the City of Canning or from the district of any adjoining local government, but not otherwise.
5. Where a hypothetical subdivision process is undertaken for the purpose of a valuation under this clause –
  - (a) The owner is assumed to be responsible for the whole of the cost of construction and drainage of any road located within that owner's land, save for any portion of road in respect of which the Council or the Scheme is liable under clause 11.
  - (b) The Scheme is assumed to be responsible for the provision of land for a Scheme Road, and the value of the land for a Scheme Road in any hypothetical subdivision is to be ascertained on a pro rata basis by reference to the value ascertained for the balance of the land in the hypothetical subdivision, and added back to that value.
  - (c) The owner is assumed to be responsible for providing free of cost the land required for any road other than a Scheme Road.
6. If the Development Guide Map depicts a road other than a Scheme Road passing through land to be valued, the valuation must assume that the subdividing owner would contribute the land for that road free of cost and would pay the cost of construction including the location of all necessary services in the road reserve. If the Development Guide Map depicts a Scheme Road passing through land to be valued, the valuation must assume the land for the Scheme Road would be provided by and at the expense of the Scheme and the owner would be entitled to compensation for the land required based on the per square metre value determined for the remaining land in the hypothetical subdivision.
7. The amount to be paid or allowed to an owner for land required for any Scheme purpose is the value ascertained in accordance with the value ascertained in accordance with this clause, plus an additional 10% of that value representing the profit that might have been obtained from development of that land which the owner is forced to forgo.

## **C25 – Objection to Valuation**

If an owner objects to the value so determined he may give written notice of such objection to the Council within 28 days after having been informed of the value or revised value. If the valuer does not agree to change the value to a figure acceptable to the owner the value shall be determined by arbitration.

## **C26 – Costs of Valuations**

If a valuation made by the valuer is changed as the result of an objection the valuer may reconsider the values placed on other lands and make such revaluations as he considers just and equitable. The owners affected by such revaluation shall forthwith be notified of any change in value.

## **C27 – Valuations**

When it becomes necessary to make a valuation for the purpose of calculating a cash payment in respect of public open space or otherwise by reason of an application for consent to a subdivision, the costs of the valuation shall be paid by the person making the application.

## **C28 – Arbitration**

Any dispute or difference which by the terms of this Scheme may be determined by arbitration may be referred to the arbitration of a single arbitrator in manner provided by the Arbitration Act 1895 or any statutory modification thereof for the time being in force and if the parties fail to agree upon a single arbitrator he may be nominated by the President for the time being of the Law Society of Western Australia.

## **C29 – Powers and Authorities of Council**

In carrying out the provisions of the Scheme the Council has the following powers and authorities in addition to any others conferred under the City's Zoning Scheme or any Act –

1. To enter and inspect any land within the Scheme Area.
2. To make agreements with the owners or occupiers of any land within the Scheme Area, in respect of any matters affecting the Scheme.
3. To enter into agreements with purchasers or prospective purchasers or prospective occupiers of land within the Scheme Area.
4. To enter into agreements with the Crown and any department of the State with reference to the carrying out of any of the objects or works of the Scheme.



5. If any owner of land does not proceed with the subdivision or development of his land in accordance with the Scheme or by reason of the nature of his land he is unable to subdivide or develop it and his failure to do so in the opinion of the Council will unduly delay the subdivision and development of the Scheme Area the Council may take compulsorily or purchase the land of such owner or any part or parts thereof and proceed with the subdivision and development of the said land in accordance with the provisions of the Scheme. In so doing the Council may enter into agreements with adjoining owners as to the sharing of costs as to ownership of lots part of which are outside the land taken by the Council.
6. In the event of the Council exercising its powers under paragraph (e) it has all the powers of an owner in the subdivision development and disposal of the said land; if land has been resumed and if the owner has not been paid compensation by reason of the resumption, the Council before selling the land so subdivided and developed shall offer the new lots wholly within the subdivision and the benefit of any agreement with adjoining owners to the original owner upon his paying to the Council all costs and expenses consequent upon the resumption subdivision or development of the said land and upon his releasing the Council from all claims for compensation in respect of such resumption and development. The said offer shall be made in writing and if not accepted within 28 days of the service thereof the Council may proceed with the sale of the subdivided lots.

All moneys received by it from such sale shall be applied firstly in payment of all costs and expenses consequent upon such subdivision and secondly in payment of all compensation in respect of the resumption of the said land. The balance if any of such moneys may be retained by the Council and the Council shall make good any deficit.

7. If the offer mentioned in paragraph (f) hereof is not accepted the Council may retain all or any part of the said land but if it does so it shall be responsible to pay such costs of subdivision of the said land and compensation for its resumption as are then unpaid.
8. To dispose of any lots to which it becomes entitled whether under paragraph (e) hereof or otherwise upon such terms and conditions as it may think fit and without limiting the generality of the foregoing the Council may sell the lots singly or in groups and on the condition that buildings of a specified character with specified parking or other facilities shall within a limited period be constructed thereon or that the land and buildings be used for a specified purpose.
9. To extend the time within which payments are to be made to the Council and agree to the securing of such payments.
10. To transfer any land owned by it or acquired by it pursuant to the Scheme as compensation and to enter into agreements relative to the determination and settling or compensation.
11. Power to lodge an absolute caveat over the land of any owner to secure payment of money for Public open space and/or Scheme Costs.

### **C30 – Enforcement of Contributions – Charge**

1. Where an owner is required under this Scheme to make a contribution in land or money, all land of that owner within the scheme area is charged with the obligation to make that contribution.
2. The City may lodge an absolute caveat over any land of an owner in respect of the charge referred to in subclause (1), at the cost of the owner.
3. In addition to or in the alternative to the charge and caveat referred to in subclauses (1) and (2), the City may take action in a court of competent jurisdiction to recover any contribution of land or money or any other money for which an owner is liable under the Scheme, and the owner is to pay the costs of any such action.

### **C31 – Powers conferred by the Act**

The Council may at any time exercise the powers conferred by sections 190, 191, 193 and 194 of the Planning and Development Act 2005.

### **C32 – Development Schemes**

It is intended that having regard to the subdivision and development of land within the Scheme Area that has taken place, the services that are available, and the need for such a scheme or schemes the Council may in the future make a development scheme or schemes for such part or parts of the land within the Scheme Area as it determines from time to time.

### **C33 – Delegation**

1. The Council may, either generally or in a particular case by resolution passed by an absolute majority of the Council, delegate to an officer or officers of the Council the authority to deal with matters arising from the operation of this Scheme.
2. Without affecting the generality of the provisions of this paragraph where in the exercise of any power under this Scheme the Council is required to form any opinion or view or have any state of mind or to consider or have due regard to any matter, then that requirement shall be satisfied if a Committee or person exercising delegated authority in respect of that power performs the function.

**APPENDIX "A"****LAND CONTRIBUTING TOWARDS SCHEME COSTS**

<b>No. of Property</b>	<b>Street No.</b>	<b>Lot</b>	<b>Street</b>	<b>Area</b>	<b>Paid</b>
1	37	1	Campbell Street	3055m <sup>2</sup>	
2	39	2	Campbell Street	3055m <sup>2</sup>	
3	56	422	Campbell Street	2934m <sup>2</sup>	
4	36	19	Centre Street	1628m <sup>2</sup>	
5	146	36	Centre Street	8529m <sup>2</sup>	
6	66	475	Crawford Street	2163m <sup>2</sup>	
7	67	474	Crawford Street	2023m <sup>2</sup>	
8	68	476	Crawford Street	2163m <sup>2</sup>	
9	69	473	Crawford Street	2023m <sup>2</sup>	
10	70	477	Crawford Street	2163m <sup>2</sup>	
11	71	472	Crawford Street	2023m <sup>2</sup>	
12	72	478	Crawford Street	2163m <sup>2</sup>	
13	73	471	Crawford Street	2023m <sup>2</sup>	
14	74	479	Crawford Street	2163m <sup>2</sup>	
15	75	475	Crawford Street	2023m <sup>2</sup>	
16	76	480	Crawford Street	2163m <sup>2</sup>	
17	77	469	Crawford Street	2023m <sup>2</sup>	
18	78	481	Crawford Street	2163m <sup>2</sup>	
19	79	468	Crawford Street	2023m <sup>2</sup>	
20	80	482	Crawford Street	2163m <sup>2</sup>	
21	81	467	Crawford Street	2023m <sup>2</sup>	
22	83	466	Crawford Street	2023m <sup>2</sup>	
23	85	465	Crawford Street	2023m <sup>2</sup>	
24	87	464	Crawford Street	2871m <sup>2</sup>	
25	89	463	Crawford Street	2871m <sup>2</sup>	
26	90	487	Crawford Street	3060m <sup>2</sup>	
27	92	488	Crawford Street	3060m <sup>2</sup>	
28	93	461	Crawford Street	2871m <sup>2</sup>	

No. of Property	Street No.	Lot	Street	Area	Paid
29	94	489	Crawford Street	3060m <sup>2</sup>	
30	95	460	Crawford Street	2871m <sup>2</sup>	
31	96	490	Crawford Street	3060m <sup>2</sup>	
32	97	459	Crawford Street	2871m <sup>2</sup>	
33	98	491	Crawford Street	3237m <sup>2</sup>	
34	101	6	Crawford Street	4227m <sup>2</sup>	
35	102	493	Crawford Street	3237m <sup>2</sup>	
36	103	456	Crawford Street	3035m <sup>2</sup>	
37	104	494	Crawford Street	3237m <sup>2</sup>	
38	105	455	Crawford Street	3035m <sup>2</sup>	
39	106	495	Crawford Street	3237m <sup>2</sup>	
40	107	454	Crawford Street	3035m <sup>2</sup>	
41	108	496	Crawford Street	3237m <sup>2</sup>	
42	109	453	Crawford Street	3035m <sup>2</sup>	
43	110	3	Crawford Street	3043m <sup>2</sup>	
44	112	4	Crawford Street	3050m <sup>2</sup>	
45	116	101	Crawford Street	4025m <sup>2</sup>	
46	118	7	Crawford Street	2704m <sup>2</sup>	
47	120	8	Crawford Street	2704m <sup>2</sup>	
48	122	9	Crawford Street	2704m <sup>2</sup>	
49	124	10	Crawford Street	2704m <sup>2</sup>	
50	126	11	Crawford Street	2704m <sup>2</sup>	
51	128	12	Crawford Street	2704m <sup>2</sup>	
52	130	13	Crawford Street	2704m <sup>2</sup>	
53	132	14	Crawford Street	2704m <sup>2</sup>	
54	141	446	Crawford Street	2529m <sup>2</sup>	
55	143	100	Crawford Street	2529m <sup>2</sup>	
56	173	3	Crawford Street	2049m <sup>2</sup>	
57	175	4	Crawford Street	2012m <sup>2</sup>	
60	177	5	Crawford Street	2012m <sup>2</sup>	

No. of Property	Street No.	Lot	Street	Area	Paid
61	185	438	Crawford Street	6222m <sup>2</sup>	
62	119-123	449	Crawford Street	5059m <sup>2</sup>	
63	125-129	448	Crawford Street	5059m <sup>2</sup>	
64	131-135	447	Crawford Street	5059m <sup>2</sup>	
65	145-147	445	Crawford Street	5059m <sup>2</sup>	
66	149-153	444	Crawford Street	5058m <sup>2</sup>	
67	154-158	506	Crawford Street	5413m <sup>2</sup>	
68	155-159	443	Crawford Street	5059m <sup>2</sup>	
69	160-164	507	Crawford Street	6475m <sup>2</sup>	
70	161-165	442	Crawford Street	6070m <sup>2</sup>	
71	166-170	15	Crawford Street	6491m <sup>2</sup>	
72	167-171	441	Crawford Street	6070m <sup>2</sup>	
73	178-182	17	Crawford Street	6491m <sup>2</sup>	
74	179-183	439	Crawford Street	6070m <sup>2</sup>	
75	184-188	18	Crawford Street	6616m <sup>2</sup>	
76	6	296	Cross Street	8096m <sup>2</sup>	
77	6	401	Elizabeth Street	2268m <sup>2</sup>	
78	7	287	Elizabeth Street	1427m <sup>2</sup>	
79	8	402	Elizabeth Street	2146m <sup>2</sup>	
80	9	288	Elizabeth Street	1405m <sup>2</sup>	
81	14	507	Elizabeth Street	2150m <sup>2</sup>	
82	20	405	Elizabeth Street	2124m <sup>2</sup>	
83	26	61	Elizabeth Street	3247m <sup>2</sup>	
84	28	14	Elizabeth Street	4052m <sup>2</sup>	
85	30	15	Elizabeth Street	4052m <sup>2</sup>	
86	34	17	Elizabeth Street	4052m <sup>2</sup>	
87	36	18	Elizabeth Street	4052m <sup>2</sup>	
88	38	19	Elizabeth Street	4052m <sup>2</sup>	
89	40	20	Elizabeth Street	4049m <sup>2</sup>	
90	42	21	Elizabeth Street	4049m <sup>2</sup>	

No. of Property	Street No.	Lot	Street	Area	Paid
91	44	30	Elizabeth Street	6065m <sup>2</sup>	
92	46	22	Elizabeth Street	4049m <sup>2</sup>	
93	54	75	Elizabeth Street	4496m <sup>2</sup>	
94	64	71	Elizabeth Street	4051m <sup>2</sup>	
95	66	34	Elizabeth Street	4047m <sup>2</sup>	
96	68	35	Elizabeth Street	4047m <sup>2</sup>	
97	70	36	Elizabeth Street	4047m <sup>2</sup>	
98	72	37	Elizabeth Street	4047m <sup>2</sup>	
99	74	38	Elizabeth Street	4047m <sup>2</sup>	
100	80	41	Elizabeth Street	4047m <sup>2</sup>	
101	82	42	Elizabeth Street	4047m <sup>2</sup>	
102	84	43	Elizabeth Street	4047m <sup>2</sup>	
103	86	44	Elizabeth Street	4012m <sup>2</sup>	
104	88	46	Elizabeth Street	4011m <sup>2</sup>	
105	16-18	501	Elizabeth Street	4299m <sup>2</sup>	
106	153-155	1	George Street	4041m <sup>2</sup>	
107	159	3	George Street	1985m <sup>2</sup>	
108	161	4	George Street	1987m <sup>2</sup>	
109	163	5	George Street	1989m <sup>2</sup>	
110	165	1	George Street	2031m <sup>2</sup>	
111	167	2	George Street	2024m <sup>2</sup>	
112	169	3	George Street	2024m <sup>2</sup>	
113	171	4	George Street	2024m <sup>2</sup>	
114	172	17	George Street	4062m <sup>2</sup>	
115	173	5	George Street	2024m <sup>2</sup>	
116	175	6	George Street	2022m <sup>2</sup>	
117	181	11	George Street	4058m <sup>2</sup>	
118	183	10	George Street	2024m <sup>2</sup>	
119	185	9	George Street	2022m <sup>2</sup>	
120	187	8	George Street	2024m <sup>2</sup>	

No. of Property	Street No.	Lot	Street	Area	Paid
121	249	11	George Street	1869m <sup>2</sup>	
122	157	2	George Street	1985m <sup>2</sup>	
123	31	622	Gerard Street	2327m <sup>2</sup>	
124	33	621	Gerard Street	2327m <sup>2</sup>	
125	35	620	Gerard Street	2327m <sup>2</sup>	
126	37	619	Gerard Street	2327m <sup>2</sup>	
127	39	618	Gerard Street	2327m <sup>2</sup>	
128	43	616	Gerard Street	2327m <sup>2</sup>	
129	45	615	Gerard Street	2327m <sup>2</sup>	
130	47	614	Gerard Street	2327m <sup>2</sup>	
131	49	613	Gerard Street	2327m <sup>2</sup>	
132	51	612	Gerard Street	3302m <sup>2</sup>	
133	53	611	Gerard Street	3301m <sup>2</sup>	
134	57	22	Gerard Street	5472m <sup>2</sup>	
135	59	608	Gerard Street	3237m <sup>2</sup>	
136	65	606	Gerard Street	3187m <sup>2</sup>	
137	67	605	Gerard Street	3187m <sup>2</sup>	
138	69	604	Gerard Street	3187m <sup>2</sup>	
139	71	603	Gerard Street	3187m <sup>2</sup>	
140	73	602	Gerard Street	3187m <sup>2</sup>	
141	88	133	Gerard Street	1968m <sup>2</sup>	
142	92	1016	Gerard Street	1968m <sup>2</sup>	
143	94	130	Gerard Street	1967m <sup>2</sup>	
144	96	129	Gerard Street	1967m <sup>2</sup>	
145	100	126	Gerard Street	1967m <sup>2</sup>	
146	102	125	Gerard Street	1967m <sup>2</sup>	
147	104	124	Gerard Street	1967m <sup>2</sup>	
148	110	121	Gerard Street	1967m <sup>2</sup>	
149	114	119	Gerard Street	1967m <sup>2</sup>	
150	120	116	Gerard Street	1967m <sup>2</sup>	

No. of Property	Street No.	Lot	Street	Area	Paid
151	122	115	Gerard Street	1967m <sup>2</sup>	
152	124	114	Gerard Street	1967m <sup>2</sup>	
153	128	112	Gerard Street	1967m <sup>2</sup>	
154	130	111	Gerard Street	1967m <sup>2</sup>	
155	107-111	594	Gerard Street	5817m <sup>2</sup>	
156	113-115	593	Gerard Street	5817m <sup>2</sup>	
157	117-121	592	Gerard Street	5817m <sup>2</sup>	
158	123-125	591	Gerard Street	5817m <sup>2</sup>	
159	147-151	587	Gerard Street	6981m <sup>2</sup>	
160	61-63	607	Gerard Street	3086m <sup>2</sup>	
161	133	69	Gibbs Street	1967m <sup>2</sup>	
162	135	70	Gibbs Street	1967m <sup>2</sup>	
163	137	71	Gibbs Street	1967m <sup>2</sup>	
164	139	72	Gibbs Street	1967m <sup>2</sup>	
165	141	73	Gibbs Street	1967m <sup>2</sup>	
166	143	74	Gibbs Street	1967m <sup>2</sup>	
167	150	45	Gibbs Street	2024m <sup>2</sup>	
168	154	43	Gibbs Street	2024m <sup>2</sup>	
169	155	78	Gibbs Street	1967m <sup>2</sup>	
170	156	136	Gibbs Street	2024m <sup>2</sup>	
171	157	79	Gibbs Street	1967m <sup>2</sup>	
172	158	41	Gibbs Street	2024m <sup>2</sup>	
173	159	80	Gibbs Street	1967m <sup>2</sup>	
174	160	40	Gibbs Street	2024m <sup>2</sup>	
175	161	81	Gibbs Street	1968m <sup>2</sup>	
176	167	84	Gibbs Street	1967m <sup>2</sup>	
177	169	85	Gibbs Street	1967m <sup>2</sup>	
178	171	86	Gibbs Street	1967m <sup>2</sup>	
179	173	87	Gibbs Street	1967m <sup>2</sup>	
180	175	88	Gibbs Street	1967m <sup>2</sup>	



No. of Property	Street No.	Lot	Street	Area	Paid
181	185	600	Gibbs Street	984m <sup>2</sup>	
182	187	94	Gibbs Street	1967m <sup>2</sup>	
183	180	19	Hamilton Street	2094m <sup>2</sup>	
184	183	6	Hamilton Street	2658m <sup>2</sup>	
185	184	17	Hamilton Street	2332m <sup>2</sup>	
186	185	5	Hamilton Street	2658m <sup>2</sup>	
187	186	16	Hamilton Street	2795m <sup>2</sup>	
188	192	4	Hamilton Street	3039m <sup>2</sup>	
189	223	295	Hamilton Street	1.2644ha	
190	152-158	239	Hamilton Street	5302m <sup>2</sup>	
191		801	Hamilton Street	5447m <sup>2</sup>	
192	46-50	326	Hartfield Street	1864m <sup>2</sup>	
193	37	401	Lacey Street	1948m <sup>2</sup>	
194	39	402	Lacey Street	1948m <sup>2</sup>	
195	41	403	Lacey Street	1948m <sup>2</sup>	
196	43	404	Lacey Street	1948m <sup>2</sup>	
197	45	405	Lacey Street	1948m <sup>2</sup>	
198	47	406	Lacey Street	1948m <sup>2</sup>	
199	49	407	Lacey Street	1948m <sup>2</sup>	
200	51	408	Lacey Street	1948m <sup>2</sup>	
201	53	409	Lacey Street	1948m <sup>2</sup>	
202	55	410	Lacey Street	1948m <sup>2</sup>	
203	57	411	Lacey Street	2782m <sup>2</sup>	
204	67	416	Lacey Street	2782m <sup>2</sup>	
205	69	417	Lacey Street	2934m <sup>2</sup>	
206	71	418	Lacey Street	2934m <sup>2</sup>	
207	73	419	Lacey Street	2934m <sup>2</sup>	
208	75	420	Lacey Street	2934m <sup>2</sup>	
209	77	421	Lacey Street	2934m <sup>2</sup>	
210	123	432	Lacey Street	4932m <sup>2</sup>	

No. of Property	Street No.	Lot	Street	Area	Paid
211	125	433	Lacey Street	5944m <sup>2</sup>	
212	103-105	428	Lacey Street	4932m <sup>2</sup>	
213	107-109	429	Lacey Street	4932m <sup>2</sup>	
214	111-113	430	Lacey Street	4932m <sup>2</sup>	
215	115-117	431	Lacey Street	4932m <sup>2</sup>	
216	127-129	434	Lacey Street	5944m <sup>2</sup>	
217	131-133	435	Lacey Street	5944m <sup>2</sup>	
218	135-137	436	Lacey Street	5944m <sup>2</sup>	
219	95-97	426	Lacey Street	4932m <sup>2</sup>	
220	99-101	427	Lacey Street	4932m <sup>2</sup>	
221	5	400	Luyer Avenue	2024m <sup>2</sup>	
222	7	403	Luyer Avenue	2146m <sup>2</sup>	
223	9	5	Luyer Avenue	4292m <sup>2</sup>	
224	15	505	Luyer Avenue	2150m <sup>2</sup>	
225	17	500	Luyer Avenue	4299m <sup>2</sup>	
226	19	404	Luyer Avenue	2125m <sup>2</sup>	
227	23	407	Luyer Avenue	2025m <sup>2</sup>	
228	31	16	Luyer Avenue	4052m <sup>2</sup>	
229	113	10	Mills Street	4045m <sup>2</sup>	
230	82	1	Railway Parade	2483m <sup>2</sup>	
231	84	2	Railway Parade	2020m <sup>2</sup>	
232	90	65	Railway Parade	1616m <sup>2</sup>	
233	92	66	Railway Parade	1617m <sup>2</sup>	
234	94	12	Railway Parade	1617m <sup>2</sup>	
235	96	13	Railway Parade	1618m <sup>2</sup>	
236	100	68	Railway Parade	2434m <sup>2</sup>	
237	178	50	Railway Parade	3121m <sup>2</sup>	
238	86-88	195	Railway Parade	4047m <sup>2</sup>	
239	18	67	Russell Street	1968m <sup>2</sup>	
240	20	68	Russell Street	1967m <sup>2</sup>	

No. of Property	Street No.	Lot	Street	Area	Paid
241	31	1014	Russell Street	1967m <sup>2</sup>	
242	37	120	Russell Street	1967m <sup>2</sup>	
243	41	118	Russell Street	1967m <sup>2</sup>	
244	43	117	Russell Street	1967m <sup>2</sup>	
245	67	105	Russell Street	1968m <sup>2</sup>	
246	21-23	1015	Russell Street	3934m <sup>2</sup>	
247	115	548	Station Street	2226m <sup>2</sup>	
248	117	547	Station Street	2226m <sup>2</sup>	
249	119	546	Station Street	2226m <sup>2</sup>	
250	120	552	Station Street	2327m <sup>2</sup>	
251	121	545	Station Street	2226m <sup>2</sup>	
252	122	553	Station Street	2327m <sup>2</sup>	
253	123	544	Station Street	2226m <sup>2</sup>	
254	125	543	Station Street	2226m <sup>2</sup>	
255	126	555	Station Street	2327m <sup>2</sup>	
256	127	542	Station Street	2226m <sup>2</sup>	
257	128	556	Station Street	2327m <sup>2</sup>	
258	129	541	Station Street	2226m <sup>2</sup>	
259	130	557	Station Street	2327m <sup>2</sup>	
260	132	558	Station Street	2327m <sup>2</sup>	
261	134	559	Station Street	3301m <sup>2</sup>	
262	136	560	Station Street	3301m <sup>2</sup>	
263	138	561	Station Street	3301m <sup>2</sup>	
264	140	625	Station Street	2397m <sup>2</sup>	
265	142	623	Station Street	2144m <sup>2</sup>	
266	144	564	Station Street	3301m <sup>2</sup>	
267	145	533	Station Street	3162m <sup>2</sup>	
268	146	565	Station Street	3490m <sup>2</sup>	
269	147	532	Station Street	3339m <sup>2</sup>	
270	148	566	Station Street	3490m <sup>2</sup>	

No. of Property	Street No.	Lot	Street	Area	Paid
271	150	567	Station Street	3490m <sup>2</sup>	
272	152	568	Station Street	3490m <sup>2</sup>	
273	155	528	Station Street	3339m <sup>2</sup>	
274	157	527	Station Street	3339m <sup>2</sup>	
275	190	577	Station Street	5817m <sup>2</sup>	
276	194	578	Station Street	5817m <sup>2</sup>	
277	196-198	579	Station Street	5817m <sup>2</sup>	
278	197	28	Station Street	2782m <sup>2</sup>	
279	199	29	Station Street	2782m <sup>2</sup>	
280	200	7	Station Street	2656m <sup>2</sup>	
281	202	8	Station Street	2656m <sup>2</sup>	
282	204	2	Station Street	2125m <sup>2</sup>	
283	206	3	Station Street	2125m <sup>2</sup>	
284	207	515	Station Street	6677m <sup>2</sup>	
285	208	4	Station Street	2125m <sup>2</sup>	
286	210	6	Station Street	2125m <sup>2</sup>	
287	215	513	Station Street	6677m <sup>2</sup>	
288	219	512	Station Street	6753m <sup>2</sup>	
289	140A	624	Station Street	2071m <sup>2</sup>	
290	201-203	516	Station Street	6677m <sup>2</sup>	
291	202A	1	Station Street	2125m <sup>2</sup>	
292	208A	5	Station Street	2125m <sup>2</sup>	
293	209-211	514	Station Street	6677m <sup>2</sup>	
294	15	4	Stephen Street	4381m <sup>2</sup>	
295	144	3	Treasure Road	4052m <sup>2</sup>	
296	146	2	Treasure Road	4052m <sup>2</sup>	
297	148	11	Treasure Road	4052m <sup>2</sup>	
298	230	16	Treasure Road	8987m <sup>2</sup>	
299	155-159	27	Treasure Road	6570m <sup>2</sup>	
300	174-196	258	Treasure Road	6.2116ha	

No. of Property	Street No.	Lot	Street	Area	Paid
301	203-207	7	Treasure Road	2696m <sup>2</sup>	
302	191	20	Welshpool Road	2107m <sup>2</sup>	
303	207	13	Welshpool Road	1653m <sup>2</sup>	
304	209	12	Welshpool Road	1653m <sup>2</sup>	
305	203-205	300	Welshpool Road	3553m <sup>2</sup>	
306	219-221	304	Welshpool Road	3801m <sup>2</sup>	
307	223-225	305	Welshpool Road	3800m <sup>2</sup>	
308	239-243	7	Welshpool Road	2733m <sup>2</sup>	
309	210	17	Wharf Street	2061m <sup>2</sup>	
310	212	16	Wharf Street	2059m <sup>2</sup>	
311	214	15	Wharf Street	2061m <sup>2</sup>	
312	216	14	Wharf Street	2062m <sup>2</sup>	
313	218	13	Wharf Street	2062m <sup>2</sup>	
314	220	12	Wharf Street	2019m <sup>2</sup>	
315	222	11	Wharf Street	2013m <sup>2</sup>	
316	224	10	Wharf Street	2013m <sup>2</sup>	
317	226	9	Wharf Street	2013m <sup>2</sup>	
318	228	8	Wharf Street	2013m <sup>2</sup>	
319	230	7	Wharf Street	2012m <sup>2</sup>	
320	232	1	Wharf Street	2024m <sup>2</sup>	
321	234	2	Wharf Street	2012m <sup>2</sup>	
322	236	3	Wharf Street	2015m <sup>2</sup>	
323	238	4	Wharf Street	2013m <sup>2</sup>	
324	240	5	Wharf Street	2015m <sup>2</sup>	
325	242	6	Wharf Street	1997m <sup>2</sup>	
326	279	6	Wharf Street	1610m <sup>2</sup>	
327	293	500	Wharf Street	2586m <sup>2</sup>	
328	297	20	Wharf Street	1647m <sup>2</sup>	
329	299	19	Wharf Street	1629m <sup>2</sup>	
330	328	2	Wharf Street	2030m <sup>2</sup>	

No. of Property	Street No.	Lot	Street	Area	Paid
332	274-276	3	Wharf Street	5128m <sup>2</sup>	