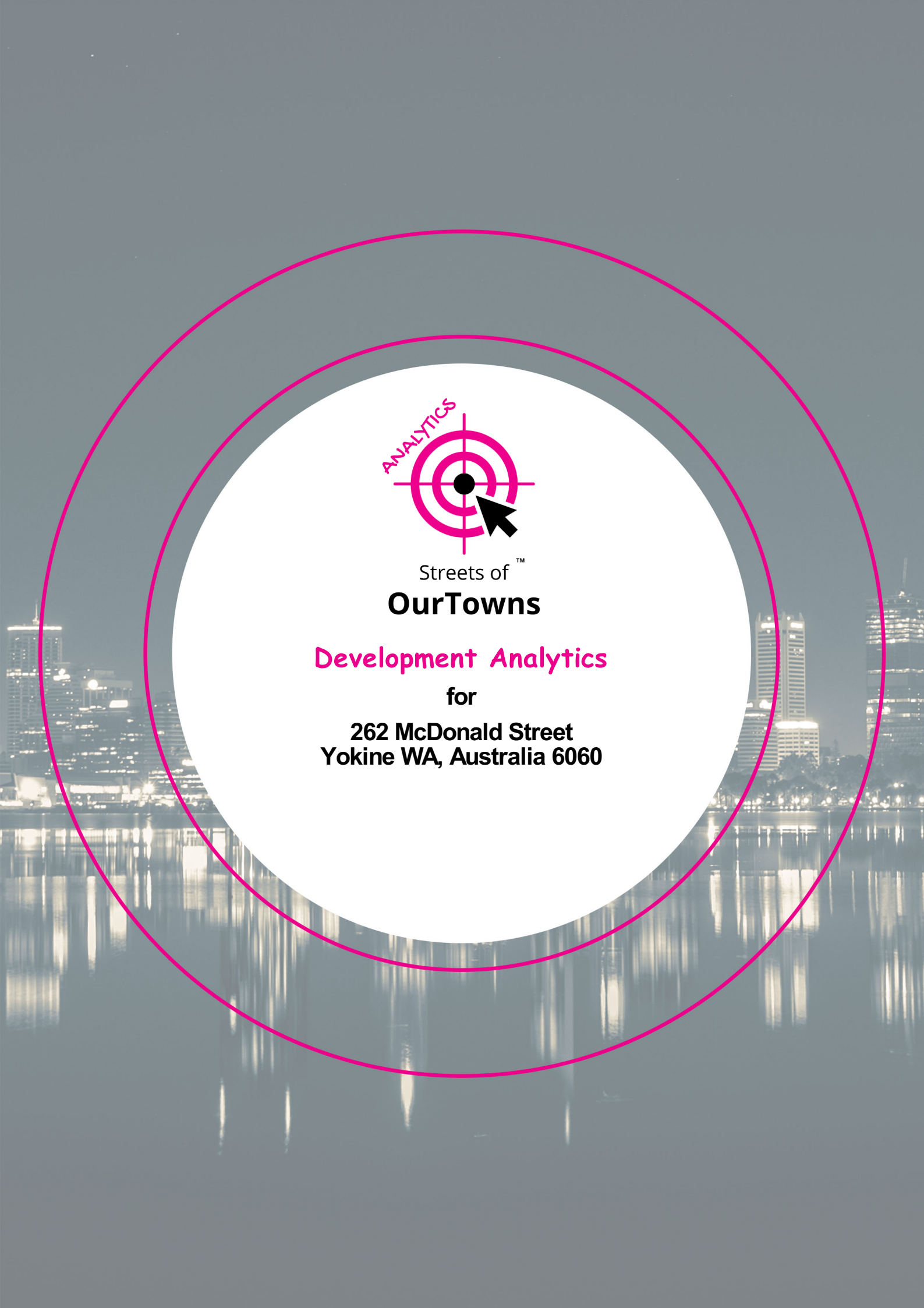


Streets of ™

OurTowns

Development Analytics

for

262 McDonald Street
Yokine WA, Australia 6060

Property Details

Last Sale Price

Coming Soon

Block Size

997 sqm

Cross-check with Title for accurate information

R-Code

R40

Cross-check with local LGA

Use

Residential

Report available for residential properties only

Title

Individual

Further investigate Title to ensure development potential applicable



Development Analytics for

262 McDonald Street

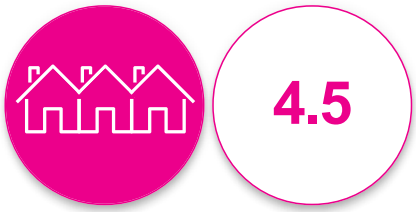
Yokine WA, Australia 6060

Streets of OurTowns

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Development Options

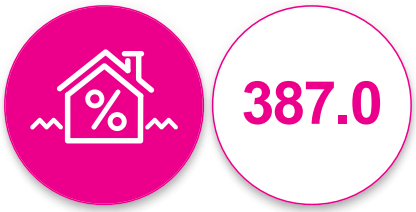
Grouped Dwellings



Multiple Dwellings (70m^2 avg)*



Allowable Plot Ratio



What is a Grouped Dwelling?

A dwelling that is one of a group of two (2) or more on the same strata plan with common property.

Often referred to as townhouse or villa.

What is a Multiple Dwelling?

A dwelling in a group of more than one dwelling on a lot where any part of the dwelling is vertically above part of any other.

Often referred to as units, flats or apartments.

What is a Plot Ratio?

It is a ratio of allowable dwelling area against the total area of land.

Allowable plot ratio for multiple dwellings only applies to sites zoned greater than R40.

Keynotes & Considerations

You MUST check with your local authority for further clarification.

Precinct Policies

You must consider that many councils have precinct policies that do not allow you to develop apartments even though our reports may indicate that such development is possible. For further clarification on precinct policies please see our **R Code Reference Guide** pg. 12.

Local Council

Each local council authority zonings are to be viewed as guide only. These are subject to change and unique precincts and local councils' policies can affect and change a specific site's development potential. For further clarification on local council authority zonings please see our **R Code Reference Guide** pg. 19.

Split Zoning

For split zoned properties please note we have taken the lower zoning as our reference guide. For further explanations and terminology on split zonings please see our **R Code Reference Guide** pg. 15. For calculation of potential higher development options for irregular, corner and split zoned properties please use the OurTowns complementary R Code Calculator available at the bottom of your screen.

*For the purpose of this report *Streets of* OurTowns has used an average size of 70sqm for multiple dwellings. For further investigations please see average apartment table in the **R Code Reference Guide** pg. 7.

Strata Titles

Please do further investigation into the type of Strata to ensure development potential is applicable to this site.

Further Due Diligence

Streets of OurTowns strongly suggests conducting a full and comprehensive due diligence investigation on a potential site before progressing further by speaking to an industry professional. **Contact an Expert for a Due Diligence pack here.**

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Development Analytics for

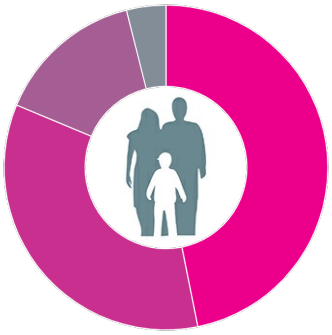
262 McDonald Street

Yokine WA, Australia 6060

ANALYTICS
Streets of™
OurTowns

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Community Analytics

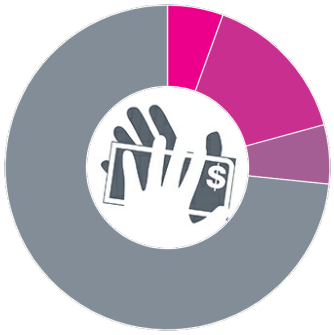


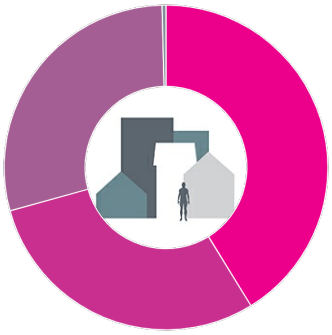
Household Mix

- Couples no children 46.67%
- Couples with children 34.3%
- One parent families 14.73%
- Other 3.91%

Household Income

- $0 to $599 per week 5.52%
- $600 to $1499 per week 15.12%
- $1500 to $1999 per week 5.84%
- Over $2000 per week 72.95%



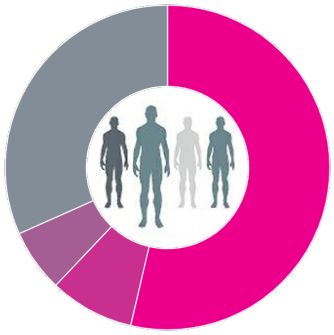


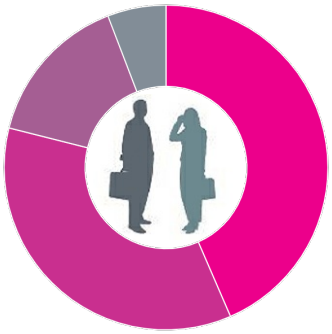
Household Occupancy

- Renting 39.99%
- Owner Occupier 28.62%
- Purchasing 28.05%
- Other 0.38%

Place of Birth

- Australia 53.49%
- Born elsewhere 8.41%
- Country birth not stated 6.22%
- Others 31.59%



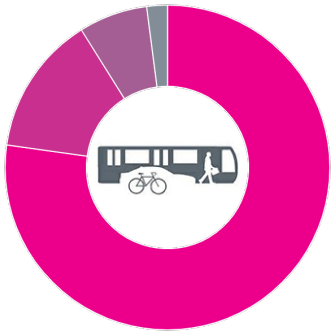


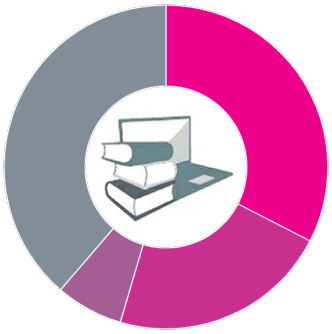
Household Employment

- Total in labour force 43.48%
- Worked full-time 35.43%
- Worked part-time 15.25%
- Others 5.84%

Transport

- Car driver 63.96%
- Public transport 11.5%
- Car passenger 5.67%
- Other 1.7%





Education Attendance

- Primary school 18.34%
- Secondary school 12.4%
- Preschool 3.79%
- Tertiary 21.81%

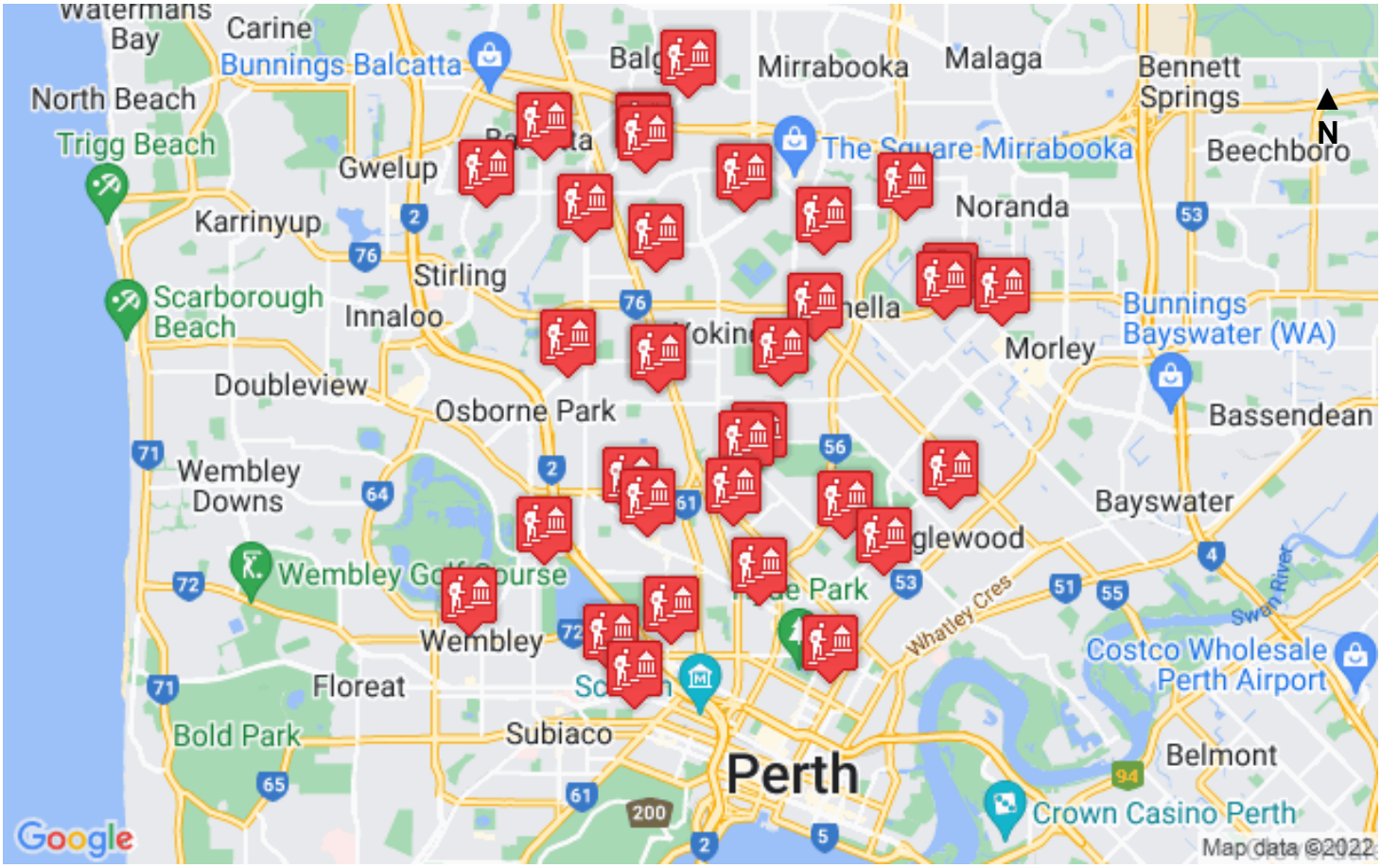
Development Analytics for

262 McDonald Street

Yokine WA, Australia 6060

Streets of OurTowns

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Local Schools and Educations Facilities

Balcatta Senior High School (4004)

31 Poincaire Street Balcatta WA 6021

Mirrabooka Senior High School (4036)

180 Nollamara Avenue Dianella WA 6059

Mount Lawley Senior High School (4038)

65 Woodsome Street Mount Lawley WA 6050

Perth Modern School (4042)

90 Roberts Road Subiaco WA 6008

Schools Of Isolated & Distance Education (4141)

164-194 Oxford Street Leederville WA 6007

Tuart College (4505)

Banksia Street Tuart Hill WA 6060

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Balcatta Primary School (5023)

387 Main Street Balcatta WA 6021

Balga Primary School (5025)

11 Fernhurst Crescent Balga WA 6061

Coolbinia Primary School (5116)

Bradford Street Coolbinia WA 6050

Sutherland Dianella Primary School (5143)

5 Sutherland Avenue Dianella WA 6059

Dianella Heights Primary School (5144)

9 Beaman Street Dianella WA 6059

West Morley Primary School (5172)

Fitzroy Street Dianella WA 6059

Highgate Primary School (5207)

147 Lincoln Street Highgate WA 6003

Inglewood Primary School (5216)

34 Normanby Road Inglewood WA 6052

Kyilla Primary School (5266)

4 Selkirk Street North Perth WA 6006

West Leederville Primary School (5277)

58 Northwood Street Leederville WA 6007

Morley Primary School (5316)

36 Wellington Road Morley WA 6062

Mount Hawthorn Primary School (5321)

1 Killarney Street Mount Hawthorn WA 6016

Mount Lawley Primary School (5325)

92 Second Avenue Mount Lawley WA 6050

Nollamara Primary School (5348)

101 Harrison Street Nollamara WA 6061

Osborne Primary School (5365)

155 Albert Street Osborne Park WA 6017

North Perth Primary School (5372)

Cnr Albert Street/Olive Street North Perth WA 6006

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Tuart Hill Primary School (5441)

Banksia Street Tuart Hill WA 6060

Lake Monger Primary School (5450)

Dodd Street Wembley WA 6014

Wembley Primary School (5464)

41 Grantham Street Wembley WA 6014

Westminster Primary School (5466)

30 Marloo Road Westminster WA 6061

Westminster Junior Primary School (5467)

22 Ungaroo Road Westminster WA 6061

Yokine Primary School (5493)

39 Woodrow Avenue Yokine WA 6060

Takari Primary School (5507)

5 Rickman Street Balcatta WA 6021

North Morley Primary School (5522)

15 Bunya Street Dianella WA 6059

Sir David Brand School (6020)

Glick Road Coolbinia WA 6050

North East Metropolitan Language Development (

18 View Street Dianella WA 6059

Westminster Education Support Centre (6046)

Marloo Road Westminster WA 6061

Mirrabooka Senior High School Education Suppor

180 Nollamara Avenue Dianella WA 6059

Mount Hawthorn Education Support Centre (6069)

Killarney Street Mount Hawthorn WA 6016

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In establishing community and property analytics, we have taken into account international and national best practices, social trends and community expectations. Our measurement criteria are either based on walking, short journey, or cycling distances and has been tailored to an Australian market context. These measurements are taken from Google's longitude and latitude centre of the community.

For *Streets of* OurTowns 'Property Validation' and 'Community Analytics' ratings, *Adequate* is a normal baseline found in many suburban locations. *Good* is above average results. *Very Good* indicates a desirable property or community. *Excellent* is an optimum result acknowledging best measurement criteria.