



Streets of[™]
OurTowns

Development Analytics

Property Details



Last Sale Price
Coming Soon



Block Size
559 sqm

Cross-check with Title for accurate information



R-Code
R60

Cross-check with local LGA



Use
Residential

Report available for residential properties only



Title
Individual

Further investigate Title to ensure development potential applicable



Development Options

Grouped Dwellings



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.

Multiple Dwellings (70m² avg)*

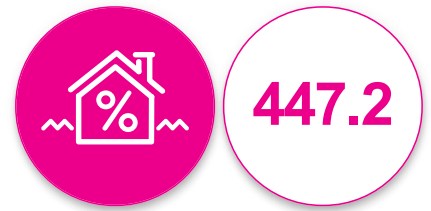


What is a Multiple Dwelling?

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.

Allowable Plot Ratio



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.

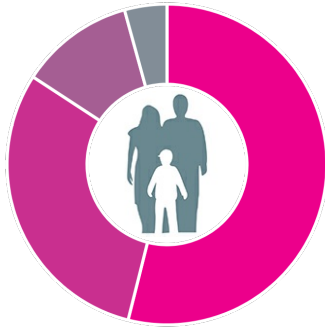
Further Due Diligence

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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Community Analytics

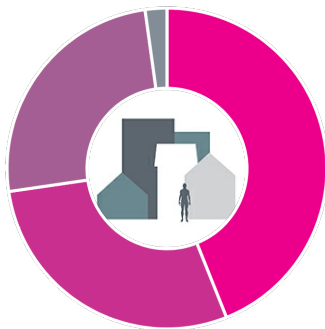
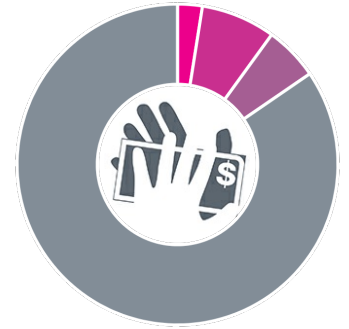


Household Mix

- Couples no children 53.52%
- Couples with children 30.06%
- One parent families 11.44%
- Other 4.25%

Household Income

- \$0 to \$599 per week 2.49%
- \$600 to \$1499 per week 7.48%
- \$1500 to \$1999 per week 5.43%
- Over \$2000 per week 84.38%

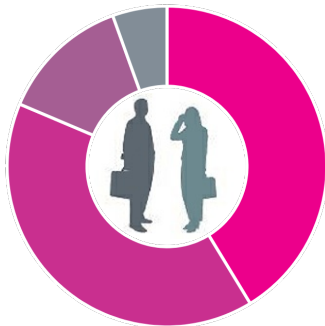
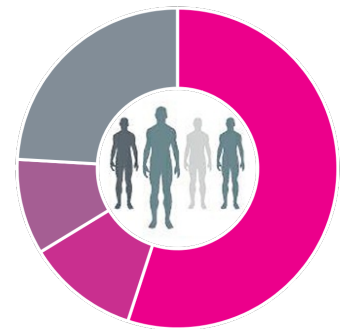


Household Occupancy

- Renting 43.02%
- Purchasing 28.17%
- Owner Occupier 24.58%
- Other 2.15%

Place of Birth

- Australia 55.01%
- Country birth not stated 11.28%
- UK Channel Islands Isle Man 9.62%
- Others 24.09%

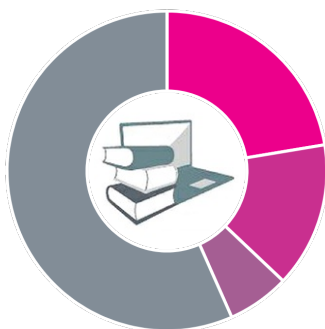
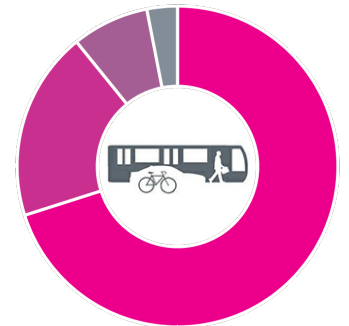


Household Employment

- Total in labour force 41.29%
- Worked full-time 40.07%
- Worked part-time 13.13%
- Others 5.51%

Transport

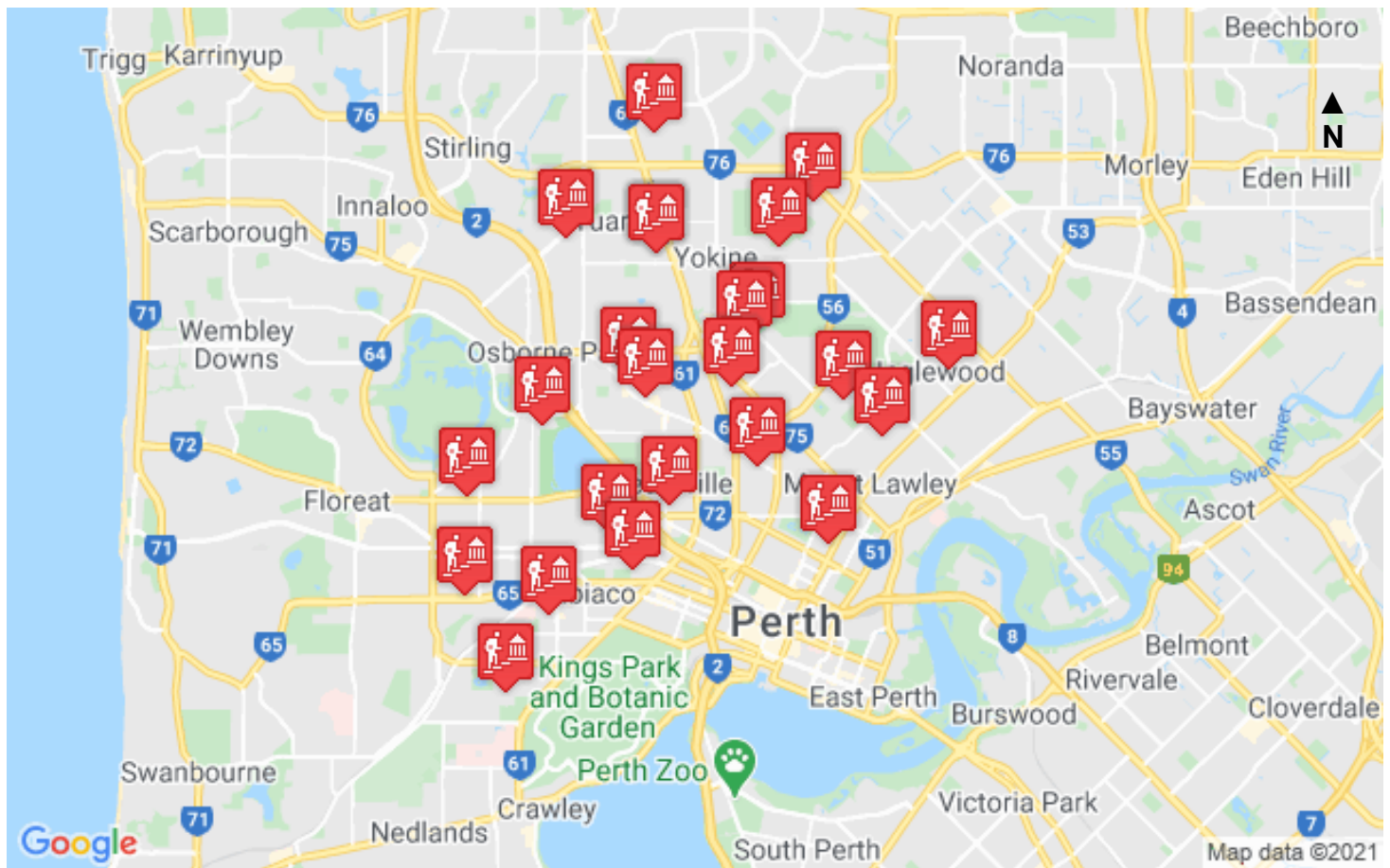
- Car driver 50.44%
- Public transport 13.73%
- Car passenger 5.59%
- Other 2.21%



Education Attendance

- Primary school 11.58%
- Secondary school 7.6%
- Preschool 3.26%
- Tertiary 29.31%





Local Schools and Educations Facilities

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

Coolbinia Primary School (5116)

Bradford Street Coolbinia WA 6050

Sutherland Dianella Primary School (5143)

5 Sutherland Avenue Dianella WA 6059



Highgate Primary School (5207)

147 Lincoln Street Highgate WA 6003

Jolimont Primary School (5226)

657 Hay Street Jolimont WA 6014

West Leederville Primary School (5277)

58 Northwood Street Leederville WA 6007

Mount Lawley Primary School (5325)

92 Second Avenue Mount Lawley WA 6050

Osborne Primary School (5365)

155 Albert Street Osborne Park WA 6017

Rosalie Primary School (5404)

101 Onslow Road Shenton Park WA 6008

Tuart Hill Primary School (5441)

Banksia Street Tuart Hill WA 6060

Wembley Primary School (5464)

41 Grantham Street Wembley WA 6014

Inglewood Primary School (5216)

34 Normanby Road Inglewood WA 6052

Kyilla Primary School (5266)

4 Selkirk Street North Perth WA 6006

Mount Hawthorn Primary School (5321)

1 Killarney Street Mount Hawthorn WA 6016

Nollamara Primary School (5348)

101 Harrison Street Nollamara WA 6061

North Perth Primary School (5372)

Cnr Albert Street/Olive Street North Perth WA 6006

Subiaco Primary School (5424)

271 Bagot Road Subiaco WA 6008

Lake Monger Primary School (5450)

Dodd Street Wembley WA 6014

Yokine Primary School (5493)

39 Woodrow Avenue Yokine WA 6060



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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.

