

Lot	Road	m ₂	\$	BAL Applicable	Note
1	McRae Lane	450	SOLD	N	
2	McRae Lane	450	SOLD	N	
3	McRae Lane	450	SOLD	N	
4	McRae Lane	450	SOLD	N	
5	McRae Lane	450	SOLD	N	
6	McRae Lane	461	SOLD	N	
7	McRae Lane/Clayton View	415	SOLD	N	
8	McRae Lane/Clayton View	416	SOLD	N	
9	McRae Lane/Clayton View	416	SOLD	N	
10	McRae Lane/Clayton View	417	SOLD	N	
11	McRae Lane/Clayton View	418	SOLD	N	
12	McRae Lane/Clayton View	419	SOLD	N	
13	McRae Lane/Clayton View	498	SOLD	N	

Early Building Incentives: The Seller is offering to provide a fencing package to common side boundaries in accordance with the restrictive covenants.*

Uniform front Fencing to the Clayton View Lots and McRae Lane lots that face the Public Open Space is provided by the seller, in accordance with the restrictive covenants.*

Vehicle access to all lots is via McRae Lane only.

All home sites are sold with a Local Development Plan (LDP), Building Design Guidelines and restrictive covenants.

Land is sold under the Margin Scheme.

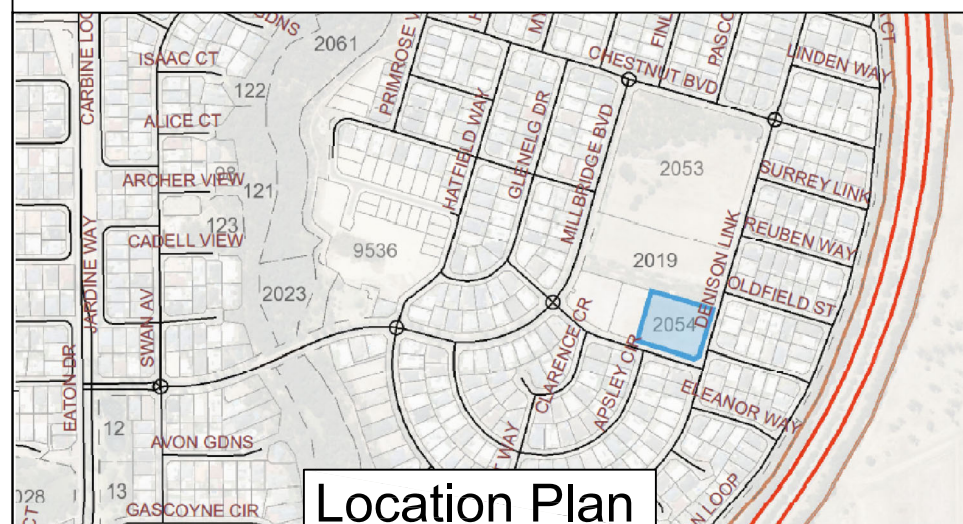
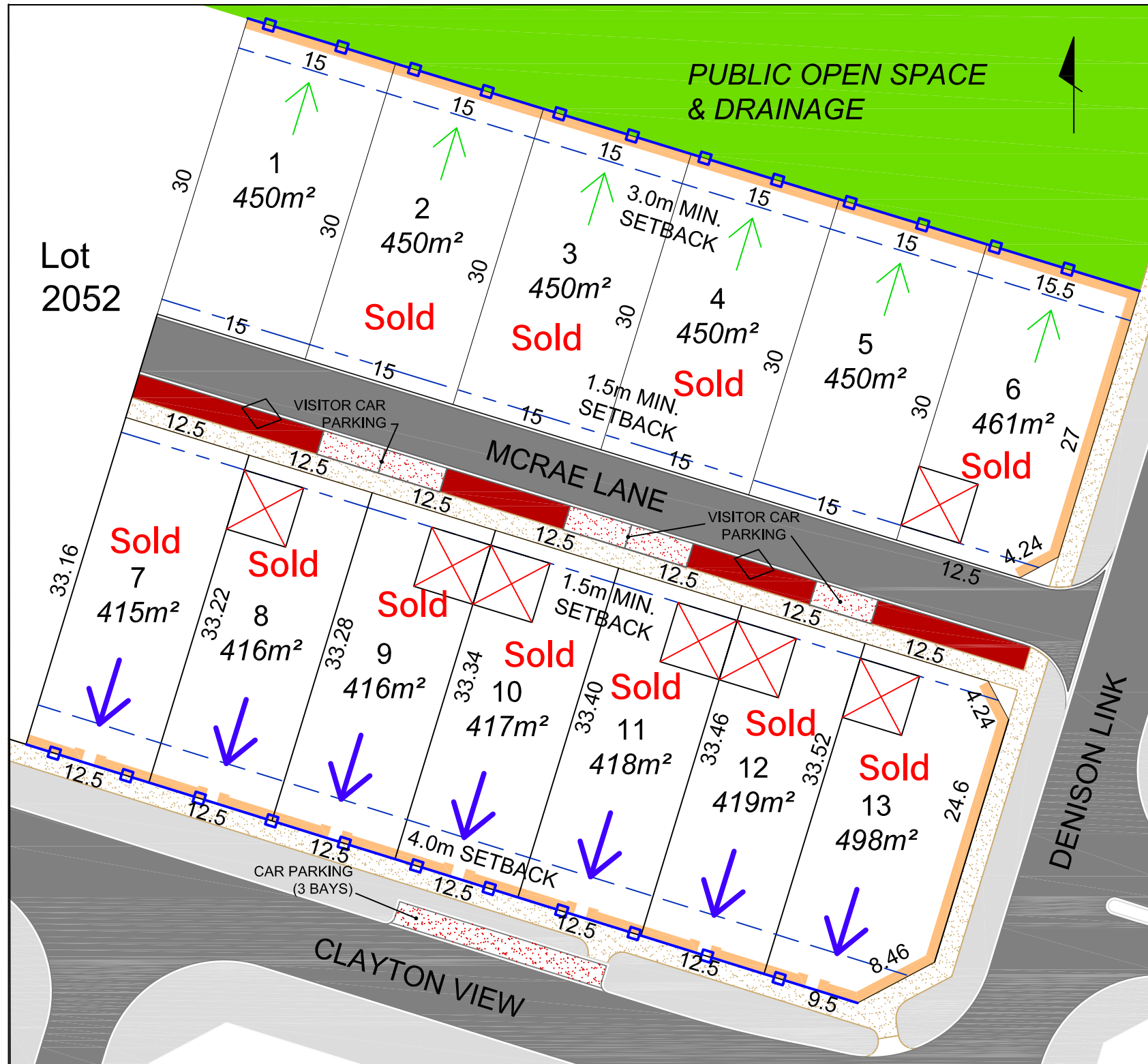
Prices quoted above are inclusive of Goods and Services Tax (GST).

The Seller reserves the right to adjust the prices without any notice.

E&OE 12/4/2024







*Conditions apply

McRae Lane



Location Plan

Legend

-  Designated garage location
-  Uniform fencing (1.2m open fence)
-  Setback or build-to line
-  Primary dwelling orientation
-  Street light
-  Passive surveillance requirements

1. The provisions of the Shire of Dardanup Local Planning Scheme No. 3 and the State Planning Policy 3.1 *Residential Design Codes* (R-Codes) are varied as detailed within the Local Development Plan (LDP).
2. All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.

Surveillance

3. Dwellings on lots 1, 2, 3, 4, 5 and 6 shall provide at least one major opening to a habitable room to the dwelling overlooking the public open space and drainage reserve.
4. Outbuildings on lots 1, 2, 3, 4, 5 and 6 are to be located such that the view from major openings to habitable rooms of dwellings overlooking the public open space is not obstructed.

Setbacks

5. All buildings on lots 1, 2, 3, 4, 5 and 6 shall have a minimum rear setback of 3.0m from the boundary with the public open space and drainage reserve.
6. All dwellings shall have a minimum setback of 1.5m from the boundary with McRae Lane.
7. Lots 7, 8, 9, 10, 11, 12 and 13 shall have a minimum of 40% of the street elevation of the dwelling setback 4.0m from the boundary with Clayton View.
8. An unenclosed porch, balcony, verandah or equivalent may not project into the 4.0m setback.
9. Averaging of the 4.0m setback requirement to Clayton View is not permitted.

Fencing

10. The fencing abutting the public open space and drainage reserve and Clayton View shall not be removed or altered without first obtaining approval of the Shire of Dardanup.

Garages

11. Garages are to be located as designated on the LDP.
12. Garage doors and their supporting structures on lots 1, 2, 3, 4, 5 and 6 may occupy more than 50% of the frontage up to a maximum of 9.0m.

Bin storage

13. Refuse / storage areas are to be located within garage and/or adequately screened from view of the public realm.

For all enquiries contact John Waring:
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