

General Information Regarding Blocks for Sale at Koornong

Building Envelopes

There are no building envelopes in place for any of the blocks. Normally these are nominated by the owner when a development application is made. The building envelope, when nominated must not be more than 10% of the total area of the lot.

Building Requirements

Following is a link to Council's policy manual, which specifies a number of Shire specific requirements in regards to building requirements:

http://www.brookton.wa.gov.au/council/public_documents/policiesandprocedures/

The requirements under the R Codes of WA and the Building Code of Australia requirements will apply.

There have been no restrictions set in regards to a timeframe to commence construction of a dwelling.

If you have any queries regarding building requirements, please call Andrew Wallace, the Building Surveyor at the Shire of Kalamanda on 9257 9821.

Rebate for Construction of a House

The Shire of Brookton is offering a rebate of \$5000 if a house is constructed on any of the 6 blocks at Koornong within 24 months of settlement. To be eligible for the rebate, a certificate of practical completion must be submitted to the Shire of Brookton within the 2 year timeframe.

Sewerage

None of the blocks for sale have access to deep sewerage.

The soil type in Brookton is generally heavy clay and as such there may be a requirement to install an inverted leach drain or an aerobic treatment unit. Our Environmental Health Officer has advised that the Health Act requires these to be located at least 30m from the edge of the river reserve.

If you have any queries regarding septic and river exclusion zones, please call our Environmental Health Officer – Kerry Fleming at the Shire of Kalamunda on 9257 9962.

Rates

Rates - \$573 is the minimum rate in the townsite area for 2012/13

Refuse site levy - \$40

Emergency Services Levy - \$57

Water

The scheme water supply is available to all blocks. This means that the water pipe is available to be connected to and is located directly outside all of the blocks for sale. Actual connection to a block does not normally happen until after an application (and plans) to construct a dwelling (or shed) are submitted to the Water Corp for approval. For further information regarding this, please choose the following link to the Water Corporation website.

http://www.watercorporation.com.au/B/building_and_renovating.cfm?uid=5614-7693-1179-6084

Power

A green dome is placed on each of the blocks from which mains power is available to be connected.

Flood Plain Mapping

The Shire of Brookton does not have any flood plain mapping and therefore prospective buyers must make their own assessment of risk in regards to the likelihood of flooding on any land for sale. Further information could be obtained by contacting the Department for Environment and Conservation on (08) 6467 5000.

Subdivision Completion

The blocks for sale in the Koornong precinct are in the final stages of a subdivision process. Any offers accepted will have the timing of settlement subject to the issuing of titles.

Relocated Secondhand Dwellings

The Shire of Brookton Town Planning Scheme prohibits the use of relocated, secondhand dwellings at Koornong.