

General Information Regarding Blocks for Sale in Brookton

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.

If you have any queries regarding building requirements, please call our Compliance Officer Rosalie Pech-Eva between 8.30am and 12.30pm Monday to Thursday on 9642 1106.

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.

Lot 5 Monger Street is located next to reserve 2765 which is vested with the Shire of Brookton with a specified purpose of "park". The river runs through this lot (see attached map) and it is estimated that the river is approximately 60m from the north east corner of lot 5.

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.