

LOT YIELD

Size	No. Lots	% of Total	Average Size	% of Total Area	Area
15000m ² - 20000m ²	142	66.36%	16353m ²	57.28%	2322184m ²
20001m ² - 25000m ²	57	26.64%	21427m ²	30.13%	1221389m ²
25001m ² - 30000m ²	8	3.74%	27396m ²	5.41%	219174m ²
30001m ² +	7	3.27%	41587m ²	7.18%	291112m ²
Total Number of Lots: 214					
Minimum Lot Size 15000m ² Maximum Lot Size 50859m ²					
Average Lot Size 18943m ² Total Lot Area 4053859m ²					

LEGEND

- Parks & Recreation Reserve boundary (WAPC Clause 42)
 - Subdivision Application Boundary
 - Site Boundary
 - 60m Firebreak setback
 - Strategic Firebreak
 - Existing water main
 - Creeklines
 - 10/20/30m Creekline (wetland) offset
 - Public Open Space
 - Community Purpose
 - Aboriginal Site
 - Aboriginal Site Buffer
 - Indicative Building Envelope (Location in which envelope is to be contained)
 - Vegetation - Pristine Condition
 - Vegetation - Excellent Condition
 - Potential Priority Flora - Likely habitats
 - Remnant Trees (nesting trees) to be retained (refer to attachment 18 of Structure Plan)
- Vegetation Data Source: Nicole Stearn & Associates

IDENTIFIED PRIORITY SPECIES

SPECIES	EASTING	NORTHING
Rhodanthus Pyrethrum	414112	6486556
	414098	6486519
	414123	6486642
	414124	6486601
	414166	6486653
Hibbertia Montana	412815	6485240
Schoenus sp.	413572	6486144
	413575	6486071

*Coordinates are in MGA Zone 50 easting, northing. There may be an inaccuracy of up to 20m due to GPS recording limitations.

PROVISIONS

- BUILDING ENVELOPES**
- Building Envelopes are to be no more than 10% of the Gross Lot Area.
 - Building Envelopes are to be setback a minimum of 15 metres from road reserves, 30 metres from common lot boundaries, and may also be setback from fire breaks (unless otherwise approved by Council).
 - Building Envelopes are to be specified on a site plan or the building licence stage. Notifications pursuant to section 70A of the Transfer of Land Act 1983 are to be registered on the Certificate of Title of any lots that contain remnant nesting trees, areas of pristine and excellent category vegetation and priority species as identified by the Structure Plan.
 - Building Envelopes are not to be located within the 60 metres Firebreak Setback area, as shown on the Structure Plan.
 - Building Envelopes are not to impinge upon any areas identified as the following unless approved by Council:
 - Area of Pristine Vegetation (30m Buffer).
 - Area of Excellent Vegetation (30m Buffer).
 - Potential Priority Species area.
 - Shall not be located between the strategic fire break and 'Park and Recreation' reserve.
 - All building envelope locations shall be to the satisfaction of the City of Swan, to the requirements of the WAPC, Department of Environment and Conservation, Environmental Protection Authority, Swan River Trust and the Department of Water.
 - Building Envelopes do not include driveways, fire breaks or points of access.
- EFFLUENT DISPOSAL**
- No effluent disposal systems are to be located within 30 metres of any creek line (ATU systems).
- STRUCTURE PLAN**
- Arrangements are to be made to provide suitable access from the northern portion of the Structure Plan area depicted at 'a' to O'Brien Road in accordance with the approved Fire Management Plan at the time of subdivision.
 - The applicant to undertake, with the participation of City staff, a Road Safety Audit of Campsie Road as a condition of any subdivision approval.
 - An area of 7000m² is to be ceded to the City free of cost for the construction of a Tennis Court. Such construction cost to be borne by the applicant/owner (Peet) and be part of the first stage of the subdivision.
 - An Urban Water Management Plan (UWMP) is to be prepared and implemented in accordance with the approved Local Water Management Strategy for this locality in consultation with the Swan River Trust.
 - Any notification to a watercourse, its bed or banks requires a permit from the Department of Water.
 - The vesting and control of the 9.498ha bushland lot is to be subject to further investigation by Council and determined prior to any subdivision. The future tenure and management of this area is subject to further investigation.
 - Any development of the 1.0258 ha lot at the western edge is to be subject to an Application for Approval to Commence Development.
 - The areas of the lots 1010 and 1022 which are reserved for Parks and Recreation under the M25 are to be ceded free of cost to the Crown at the time of subdivision.
 - All dwellings within the Structure Plan area are to be constructed to comply with Australian Standard AS 3959 as identified in the approved Fire Management Plan.
 - An updated fire and vegetation management plan is to be prepared at the time of subdivision. This is to ensure that fire management and vegetation outcomes are consistent with the requirements of FESA, the City of Swan, EPA, DEC and DENWA.

CITY OF SWAN

Planning Information

ECM Doc Set ID: 7817291

Approval Date: 26/03/2014

Disclaimer:

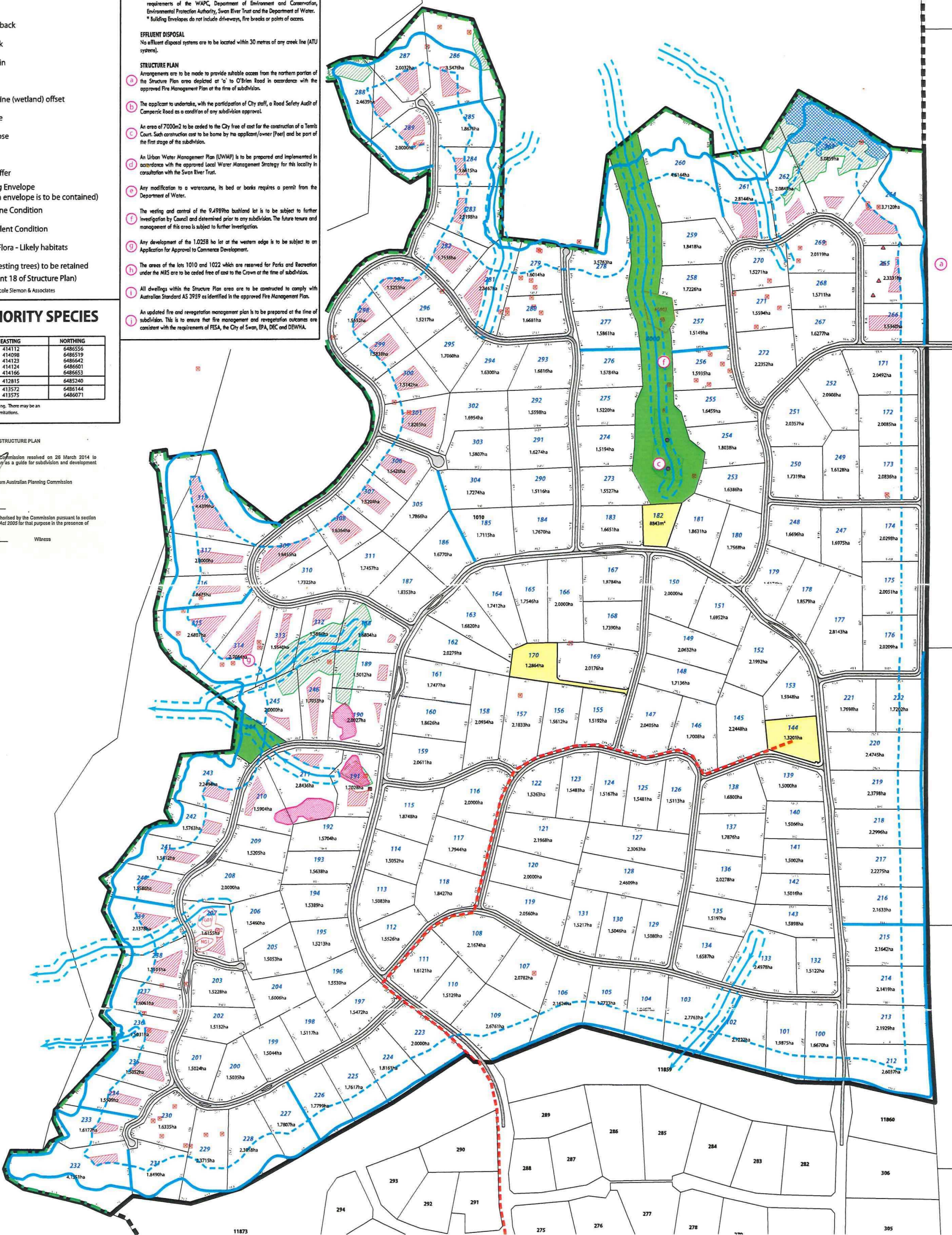
The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

CITY OF SWAN APPROVED STRUCTURE PLAN

No: ODP-147

Date: 1/5/08

Manager Statutory Planning



ENDORSEMENT OF BRIGADOON STRUCTURE PLAN

The Western Australian Planning Commission resolved on 26 March 2014 to endorse the Brigadoon Structure Plan as a guide for subdivision and development within the locality.

Signed for and on behalf of the Western Australian Planning Commission

Authorised Officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose in the presence of

[Signature]
27-3-14 Date

Witness

STRUCTURE PLAN

BRIGADOON

for: Peet Limited.

PEET

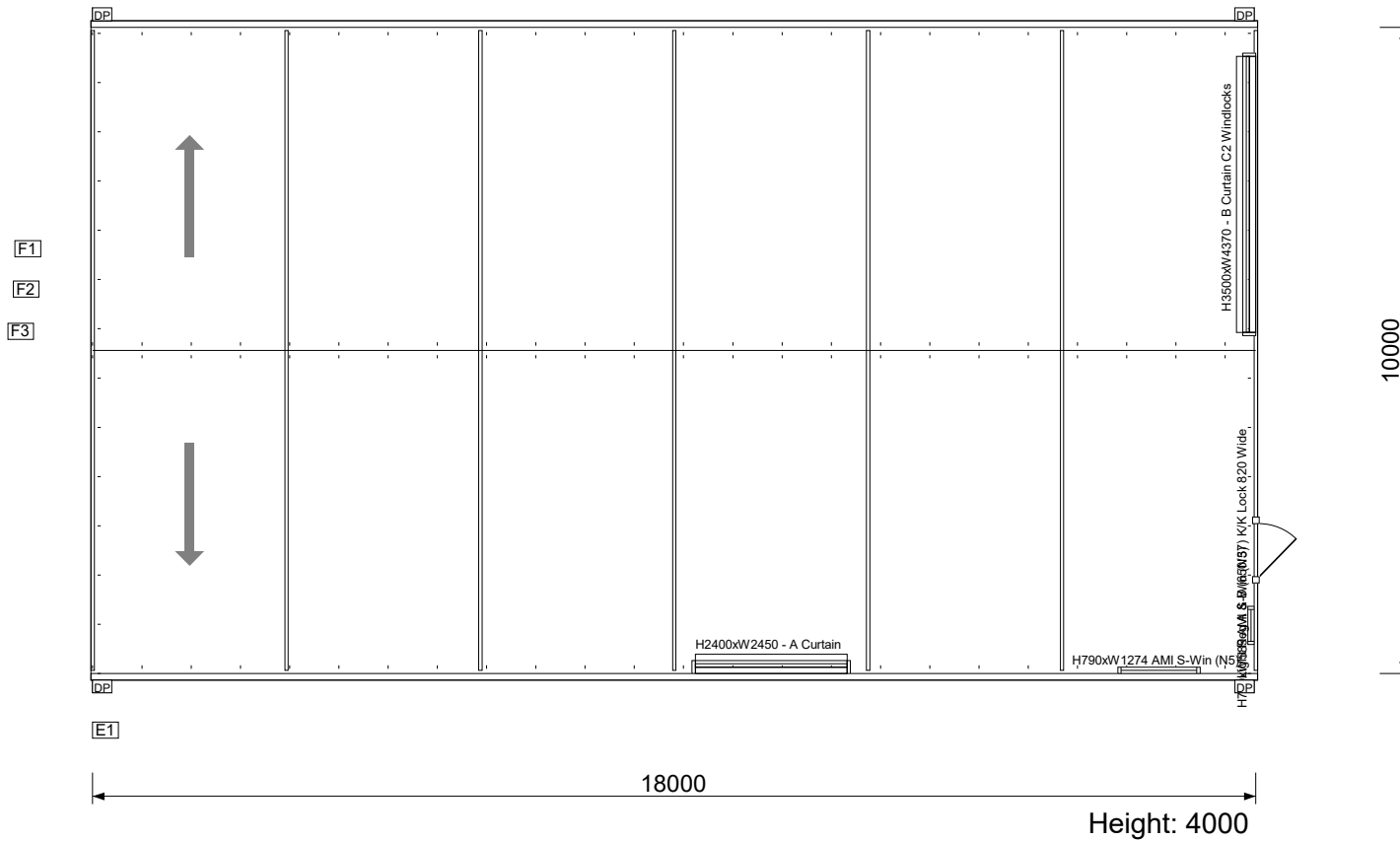
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DATE: 10/8/2012	REVISED:
GRID: HUG 94	DATUM: AHD
DRAWING NUMBER: PACBR-2-001	JOB CODE: PACBRSTP
FILE ID: M:\PACBR\BASE\Structure Plans\PACBR-2-001.dgn	



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OPTION ITEMS LIST:

- 2 x Windows
 - 1 x H790xW589 AMI S-Win (N5)
 - 1 x H790xW1274 AMI S-Win (N5)
- 1 x PA Door
 - 1 x Light Reg A & B (650/37) K/K
- Lock 820 Wide
- 2 x Roller Doors
 - 1 x H3500xW4370 - B Curtain C2
- Windlocks
 - 1 x H2400xW2450 - A Curtain
- (F1) 9 x roll x PERMASTOP LD R1.3
55mm 1200x15000 (18sqm) - exclude QLD
- (F2) 2 x roll x Ausmesh Safety Wire -
1800 x 50m roll
- (F3) 6 x roll x Duct Tape - Aluminium Foil
Tape (Vapastop 883) 72mm x 50m
- (E1) 1 x Eng - Certificate (WA) - Enduro



Company: Action Sheds Australia PTY LTD
Address: 55 Erceg Road
Phone: 6559 1970

Email: vanessa@actionsheds.com.au
Document Set ID: 8385682
Version 1.0
Version Date: 02/12/2024

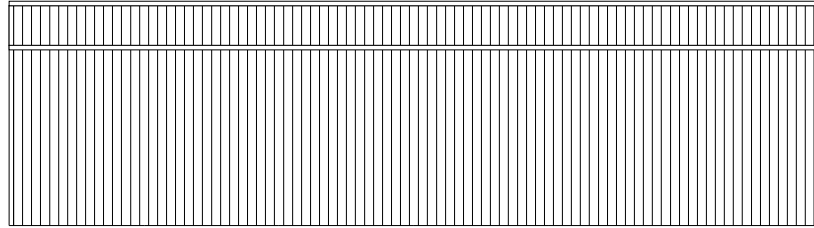


CLIENT NAME: **Noel Gilroy (Eleciv)**
SITE ADDRESS:
173 Rollinghills Drive
Brigadoon, WA, PC: 6069

CLIENT SIGNATURE:

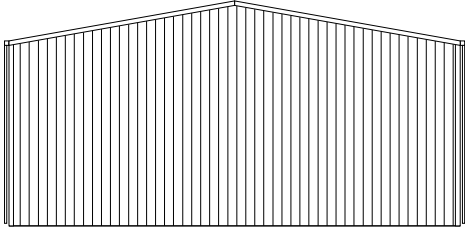
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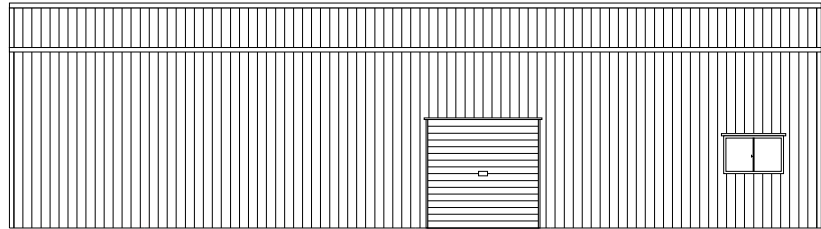
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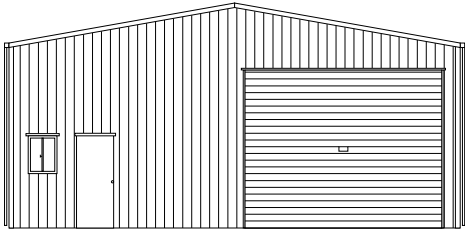
Left

4000
4882



18000

Front



10000

Right

4000
4882

Company: Action Sheds Australia PTY LTD
Address: 55 Erceg Road
Phone: 6559 1970



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Brigadoon, WA, PC: 6069

CLIENT SIGNATURE:
.....

Elevations View			
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DATE: 13/09/2024	PAGES: 2 of 2		