Meldene Estate Lots 1-33 and 72-85

The following information has been prepared for prospective purchasers of the 47 lots within Meldene West Stage 3, Donnybrook.

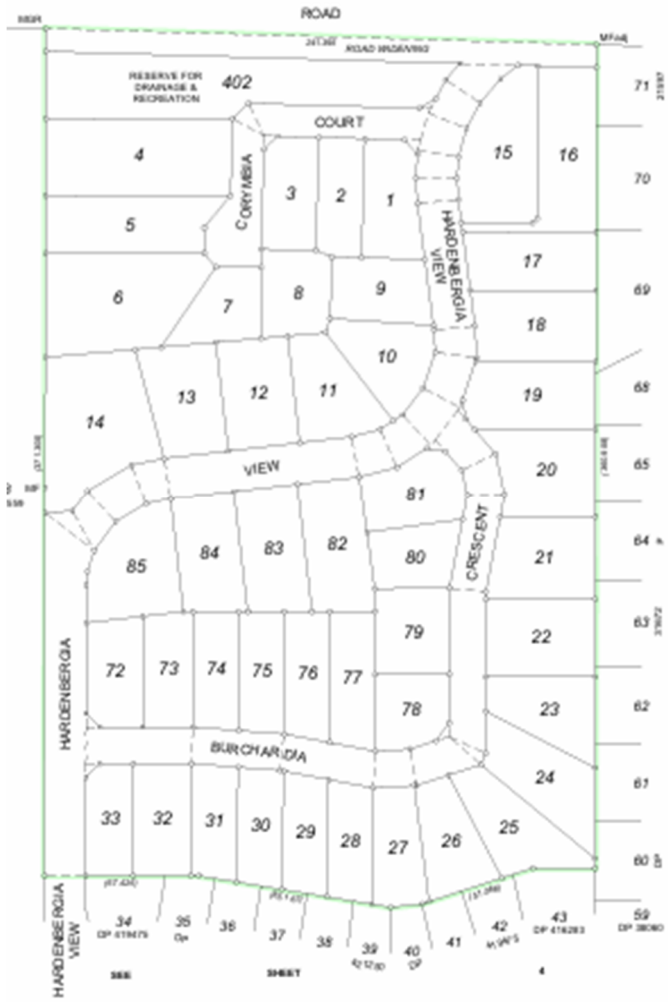

Figure 1 – Lot numbers
(Note – the plan above is an excerpt of the Deposited Plan 431953)

1. Development Overview

The development comprises 47 residential lots ranging in size from approximately 1,000m² to 2,700m², together with a drainage reserve located at the northern end of the estate.

Services Provided:

- Underground power (Western Power)
- Water supply provisioned to lot frontages (Water Corporation)

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2. Statutory Planning Framework

All development within Meldene West must comply with:

- Shire of Donnybrook-Balingup Local Planning Scheme No. 7 (LPS7), and
- Residential Design Codes of Western Australia (R-Codes).

These instruments set the statutory controls for land use and development.

Relevant Planning Controls

- Zoning: Residential R5 / R10 under LPS7
  - R10 applies to all lots less than 2,000 m²
  - R5 applies to lots 2,000 m² or greater
- Building Envelopes apply to Lots 4, 5, 6, 14, 15 and 16.
- Access Restrictions:

  No vehicular access is permitted from the northern boundaries of Lots 15 and 16 abutting Hardenbergia View.
- Orchard Buffer Area:

  A 20-metre-wide orchard buffer, measured from the rear boundary, applies to Lots 4, 5 and 6. No development is permitted within this buffer area. All plantings within the buffer must be maintained by the respective landowners. The buffer is intended to minimise potential impacts from the adjoining orchard on future residents.
- Permissible Uses:
  - Single dwelling
  - Ancillary dwelling
  - Outbuildings
- Residential Design Codes (R-Codes)

  The R-Codes regulate setbacks, site coverage, building height, open space, and related matters based on the applicable coding (R5 or R10).
- Typical Setback Standards

  Minimum Front Setbacks
  - R5 (≥ 2,000 m²): 12 metres
  - R10 (1,000 m²): 7.5 metres

  Secondary Street Setbacks
  - R5 (≥ 2,000 m²): 6 metres
  - R10 (1,000 m²): 3 metres

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Rear Setbacks

- R5 and R10: 6 metres, except where lots are affected by the 20 m orchard buffer
- Outbuilding setbacks must comply with Tables 2a and 2b of the R-Codes

- Outbuildings

  Under LPS7, the construction of an outbuilding or shed prior to, or without, a dwelling on a residential lot is not permitted.

Table 1 – Outbuilding Standards (Residential Zone)

Lot size	Maximum total outbuildings floor area	Wall height and roof pitch height	Setbacks
< 1,200m^2	70m^2	• Wall Height – 3.5m • Roof Height – 4.2m	Setbacks depend on wall height and length; rear setbacks generally 1–2 m (refer R-Codes Tables 2a & 2b). No sheds permitted within the 20 m orchard buffer.
> 1,200m^2 and < 2,000m^2	90m^2	• Wall Height – 3.5m • Roof Height – 4.2m	Same as above
> 2,000m^2	108m^2	• Wall Height – 3.5m • Roof Height – 4.2m	Same as above

- Fencing
  - Open style fencing to be maintained along the northern boundary of Lot 4 abutting the drainage reserve.
  - Side and rear boundary fencing: 1.8 m high Colorbond fencing permitted.
  - Side boundary fencing within the front setback: maximum 0.75 m high.
  - Front fencing must comply with R-Code height limits and truncation requirements adjoining driveways.

- Site works and retaining

  Retaining walls greater than 500 mm in height require Development Approval unless they comply with the deemed-to-comply provisions of Part 3.5 of the R-Codes (excerpt below). A building permit is required for any retaining wall greater than 500 mm in height. Plans submitted need to clearly illustrate top of wall and base of wall heights with reference to finished and natural ground level and include detailed elevations.

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C3.5.1 Retaining **walls**, fill and excavation forward of the **street setback line**, not more than 0.5m above or below the **natural ground level**, except where necessary to provide for pedestrian **universal access** and/or vehicle access, drainage works, or natural light to a **dwelling**.

C3.5.2 Retaining **walls** and fill within the **site** and behind the **street setback** to comply with **Table 3.5a**.

C3.5.3 Excavation within the **site** is permitted behind the **street setback line** and may be constructed up to the **lot boundary**.

*Note: **NCC** and engineering requirements may apply.*

Table 3.5a Setback of retaining walls and fill

Height of retaining walls and fill [1] *As measured from natural ground level*	Setback required
1m or less	0m
1.5m	1.5m
2m	2m
2.5m	2.5m
3m +	3m

[1] *Take the nearest higher value for all **height** calculations.*

*Measurement of the **height** of **site** works or retaining **walls** for the purpose of calculating **Table 3.5a setback** is to be taken from the **natural ground level** at the **lot boundary** adjacent to that point of the site works or retaining wall.*

The relevant provisions of 3.9 Solar access for adjoining sites and 3.10 Visual privacy apply.

Figure 3 – Part 3.5 Site works and retaining

3. Bushfire Risk and Environmental Considerations

A Bushfire Attack Level (BAL) assessment may be required at the building application stage.

Habitable buildings must demonstrate compliance with AS 3959 – Construction of Buildings in Bushfire-Prone Areas.

4. Easements, Title Notifications & Covenants

Registered notifications, easements, or covenants may appear on the deposited plan.

Purchasers are advised to review the Certificate of Title prior to purchase.

5. Site and Soil Evaluation – Treatment of Wastewater

Lots are not connected to reticulated sewerage and onsite systems are required. Onsite systems require open space and need to be considered early in the design of development on the lot. Sub-surface application systems (i.e. below ground) are recommended to reduce the required horizontal setbacks, however, the final selection of the system should be made by the Purchasers from the list of the Department of Health approved systems considering the specific site requirements. The three zone sections below provide a summary of the requirements for the Lots.

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Figure 2: Extract from Drawing 12863-G-D-0002 showing the extents of identified Zones

Zone A – Lots 24, 25, 26, 27, 28, 29 ,30, 31, 32 and 33

A Secondary Treatment System with nutrient retention is required due to shallow lateritic hardpan with soil of limited ability to retain nutrients. To establish the minimum land application area, expected wastewater load is to be multiplied by the conversion factor of 0.5 for a Category 6 soil disposing of secondary treated effluent.

Zone B – Lots 14, 20, 21, 22, 23, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, and 85

A Primary or Secondary Treatment System can be considered suitable to establish the minimum land application area, expected wastewater load is to be multiplied by the conversion factor of 1.284 for a Category 5 soil disposing of primary treated effluent or 0.333 for the secondary treated effluent. Resultant disposal areas will likely be semi-inverted.

Zone C – Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19

A Primary or Secondary Treatment System can be considered suitable to establish the minimum land application area expected wastewater load is to be multiplied by the conversion factor of 0.477 for a Category 3 soil disposing of primary treated effluent or 0.25 for the secondary treated effluent. Resultant disposal areas will likely be semi-inverted.

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All Lots

Setback buffer distances from effluent land application areas and tanks are required to help prevent human contact, maintain public amenity, and protect system components. The required setbacks are listed in the product approvals, available through the system supplier. General setbacks are 1.2m between tanks, structures, boundaries and trafficable areas and up to 1.8m between disposal areas, structures, boundaries* and trafficable areas. Boundary distances may need to be greater where the system is "uphill" from the boundary.

Monitoring, operation and maintenance

Maintenance is to be carried out in accordance with the Department of Health Approval or the selected secondary treatment system and manufacturers' recommendation. The treatment system will only function adequately if appropriately and regularly maintained.

To ensure the treatment system (i.e. tank(s)) functions adequately, residents must:

- Have a suitably qualified maintenance service technician for the secondary treatment system at the frequency required by the manufacturer under the local government permit to use.
- Use household cleaning products that are suitable for septic tanks or STS's.
- Keep as much fat and oil out of the system as possible.
- Conserve water (AAA-rated fixtures and appliances are recommended).

To ensure the land application area (i.e. drains or irrigation field) functions adequately, residents must:

- Regularly mow vegetation within the application area to maximise the uptake of nutrients.
- Divert between drains twice a year (e.g. Christmas time and tax time).
- Where required, samples shall be collected every three years from the soil around the disposal area to a depth of 1m for PRI testing. If the PRI result falls below 20 than amelioration of the soil will be required until a value above 20 is achieved. If the soils fall below a PRI of 5 over this period, soil amelioration will be required, and a consultant should be contacted to provide further advice.

6. Approvals Process – Shire of Donnybrook-Balingup

- Development Approval:

  Required where development does not comply with the R-Codes or LPS7. Applications must include written justification for variations.

  Statutory assessment timeframe: 60–90 days.

- Building Approval:

  Required for all buildings and retaining walls exceeding 500 mm in height.

- On-site fluent Disposal Approval:

  Required at/prior to the building application stage for on-site wastewater systems.

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- Vehicle Crossovers:

  A crossover application must be approved by the Shire and the crossover must be installed prior to occupation of the dwelling in accordance with Shire standards.

- Stormwater Drainage:

  All lot stormwater is to be managed within the lot, ensuring it has no adverse impact on adjoining properties or road reserves. You will need to demonstrate how stormwater will be managed on you lot either through the development or building approval processes.

7. Local Government Contacts

Shire of Donnybrook Balingup

Address: 1 Bentley Street, Donnybrook

Phone: 9780 4200

Email: shire@donnybrook.wa.gov.au