



Planning Information Sheet – For Purchasers of All Lots (except Lots 4, 5, 6, 14, 15 and 16) within Meldene West Stage 3 Donnybrook

The following information has been prepared for prospective purchasers and provides guidelines for future development. You are encouraged and recommend making enquires relevant to the Lot with the Shire of Donnybrook and Balingup as well as your settlement agent.

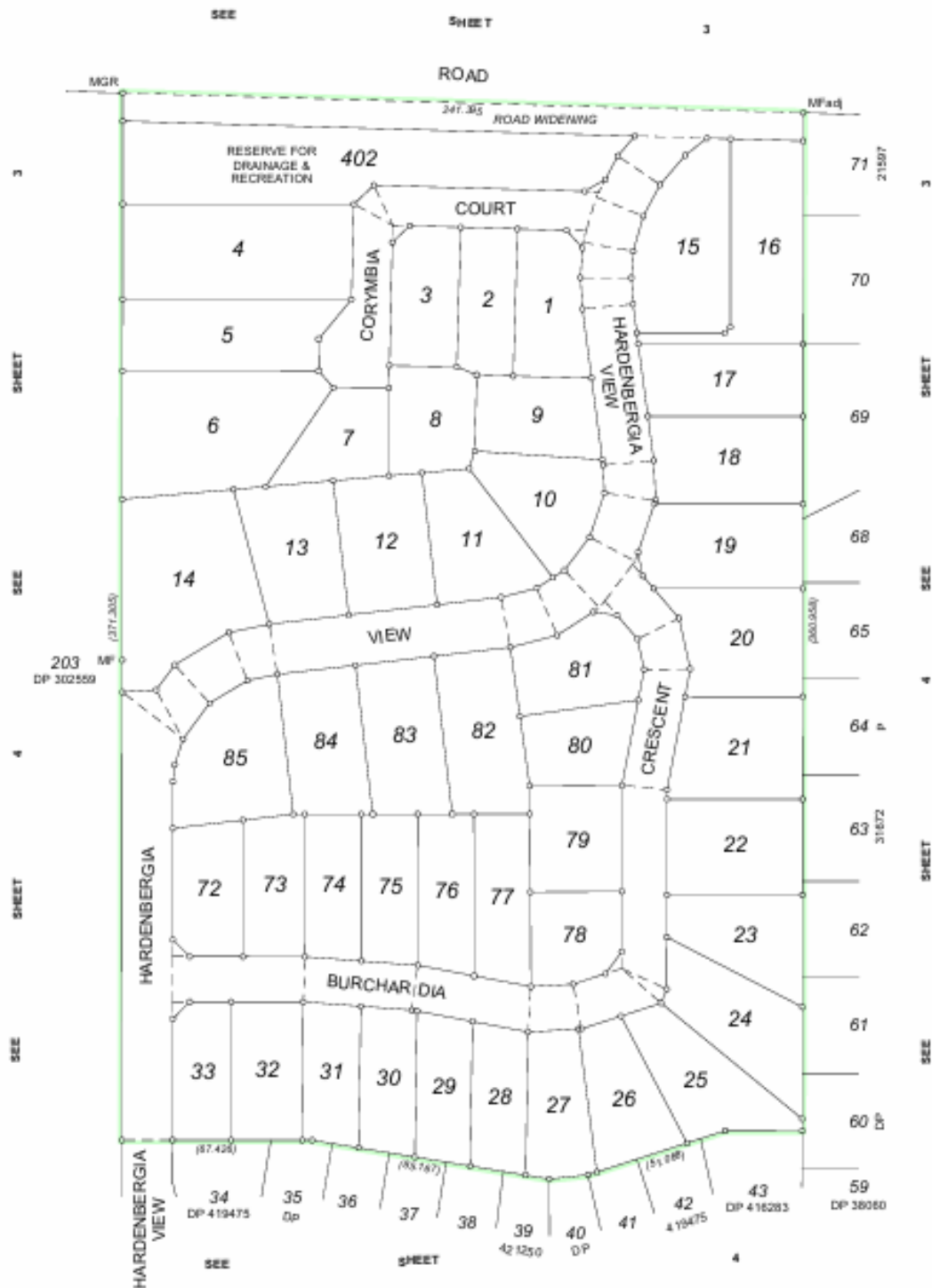


Figure 1 – Meldene West Stage 3 Lot numbers

1. Development Overview

Lot Sizes: Approx. 1,000 m² – 2,700 m² lifestyle lots available.

Services Provided

- Underground power (Western Power)
- Water supply provisioned to lot frontages (Water Corporation)
- NBN and telecommunications ready for connection
- Road access constructed to estate standards

2. Statutory Planning Framework

Relevant Planning Controls

- Zoning: Residential R5 / R10 under Shire of Donnybrook-Balingup Local Planning Scheme No. 7 (LPS7) and Residential Design Codes of Western Australia (R-Codes)
R10 applies to all lots less than 2,000 m²
R5 applies to lots 2,000 m² or greater
- 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
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 requires Shire approval please see the Shire.

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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Wall Height – 3.5m • Roof Height – 4.2m 	Same as above
> 2,000m ²	108m ²	<ul style="list-style-type: none"> • 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.

<p>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.</p> <p>C3.5.2 Retaining walls and fill within the site and behind the street setback to comply with Table 3.5a.</p> <p>C3.5.3 Excavation within the site is permitted behind the street setback line and may be constructed up to the lot boundary.</p> <p><i>Note: NCC and engineering requirements may apply.</i></p>	<p>Table 3.5a Setback of retaining walls and fill</p> <table border="1"> <thead> <tr> <th style="text-align: center;">Height of retaining walls and fill ¹ <i>As measured from natural ground level</i></th> <th style="text-align: center;">Setback required</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1m or less</td> <td style="text-align: center;">0m</td> </tr> <tr> <td style="text-align: center;">1.5m</td> <td style="text-align: center;">1.5m</td> </tr> <tr> <td style="text-align: center;">2m</td> <td style="text-align: center;">2m</td> </tr> <tr> <td style="text-align: center;">2.5m</td> <td style="text-align: center;">2.5m</td> </tr> <tr> <td style="text-align: center;">3m +</td> <td style="text-align: center;">3m</td> </tr> </tbody> </table> <p>¹ Take the nearest higher value for all height calculations.</p> <p>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.</p> <p>The relevant provisions of 3.9 Solar access for adjoining sites and 3.10 Visual privacy apply.</p>	Height of retaining walls and fill ¹ <i>As measured from natural ground level</i>	Setback required	1m or less	0m	1.5m	1.5m	2m	2m	2.5m	2.5m	3m +	3m
Height of retaining walls and fill ¹ <i>As measured from natural ground level</i>	Setback required												
1m or less	0m												
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2.5m	2.5m												
3m +	3m												

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.

Indicative BAL mapping has been prepared (refer to attached information).

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.

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.



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.

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. In 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

It is good practice as a minimum that 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 then 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

The following are the requirements of the Shire in relation to the development of this property:

- 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.
- **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
1 Bentley Street, Donnybrook
Ph: 9780 4200
Email: shire@donnybrook.wa.gov.au

8. Acknowledgement

We acknowledge we have read, received and are aware of all the relevant information contained within this document that is pertinent to the purchase of this property.

Signature: _____

Date: _____