WAPC Approval Ref: 164212
Determination Date: 26/03/2024
This Document Approval Date: 9/04/202
Shire of Donnybrook - Balingup

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.

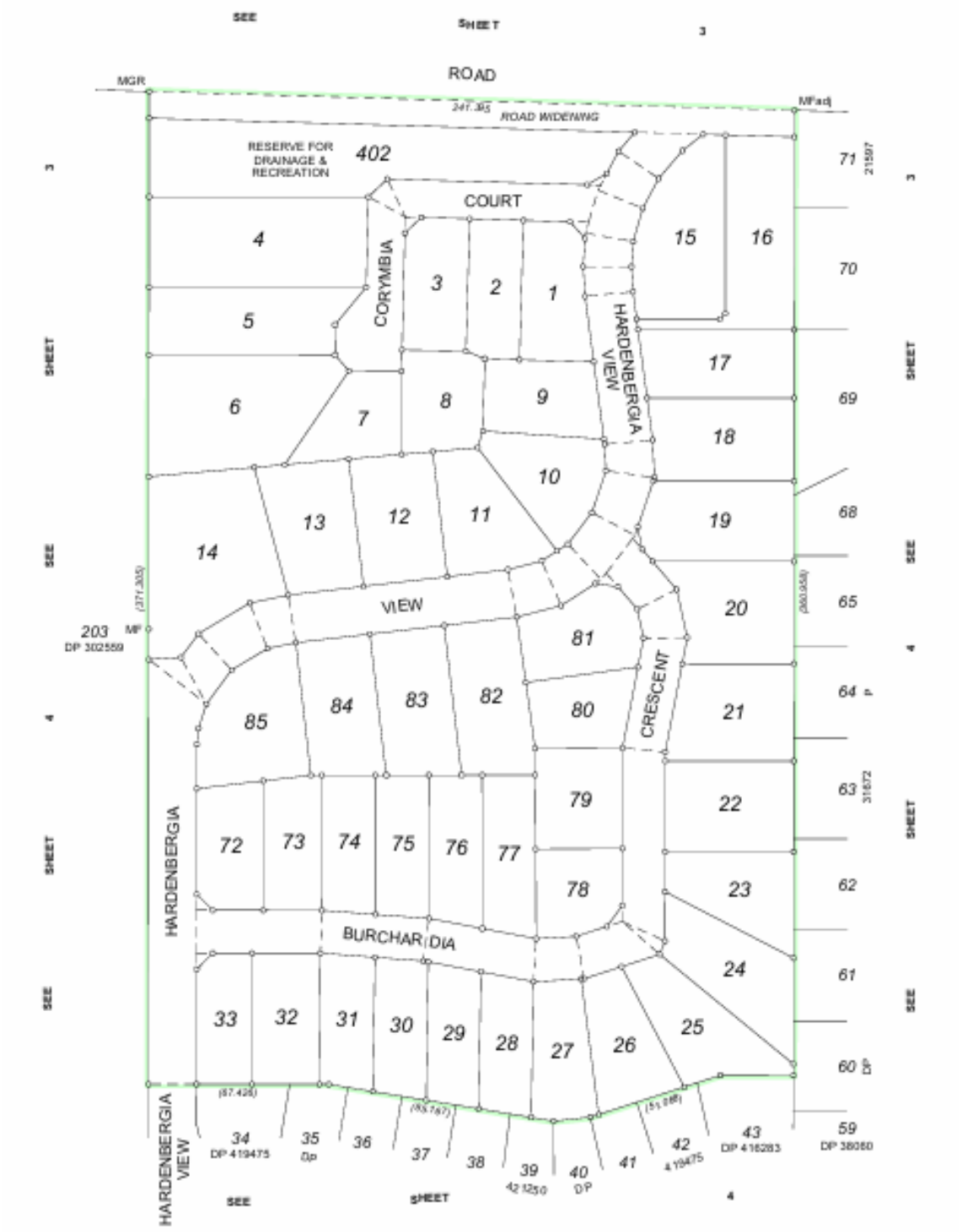


Figure 1 – Meldene West Stage 3 Lot numbers

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	• 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.

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.

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 t 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 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

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: _____

Meldene West Stage 3 Donnybrook – Wastewater Systems Information for Purchasers, Builders & Installers

The lots in Meldene West Stage 3 are not connected to the public sewer network. Each property therefore needs its own system to treat and dispose of household wastewater.

A Site and Soil Evaluation (SSE) was prepared as part of the subdivision approval. This report assesses the soil conditions and identifies suitable wastewater systems and the space needed for wastewater disposal.

An onsite wastewater system requires space on your property and involves installation and ongoing maintenance costs. These requirements can affect the layout of your home, outdoor areas and other improvements. This guide explains the options identified in the subdivision's SSE and the aspects to consider before committing to a house design.

What is an onsite wastewater system?

An onsite wastewater system treats wastewater from your toilets, bathroom, kitchen and laundry on your own property, rather than sending it to a public sewer.

The system has two main parts:

- **Treatment tanks**, which collect and treat the wastewater.
- **A land application area**, where the treated liquid is distributed through drains or irrigation pipes into the soil.

Both parts need to be considered when planning the location of your home and other improvements.

Primary treatment—septic tanks and leach drains: Wastewater passes through septic tanks, where solids settle and begin to break down. The remaining liquid flows into leach drains and soaks into the surrounding soil, where further treatment occurs.

Secondary treatment: The system provides additional treatment before the liquid is distributed into an approved irrigation or drainage area. For the lots covered by this information, secondary treatment requires less disposal area than primary treatment, as shown in the tables.

What this means for purchasers: Plan your wastewater system before finalising your house design. The space required depends on your lot's wastewater zone, the number of bedrooms and the type of system selected. You must allow room for the treatment tanks, the land application area and the required separation distances from buildings, boundaries and other features.

Addendum

Which zone is your lot in?

For wastewater assessment purposes, the subdivision has been divided into three areas: Zones A, B and C. Find your lot number below to identify which requirements apply. The SSE recommends systems that distribute treated wastewater below ground. These may allow smaller separation distances from nearby buildings and boundaries, depending on the approved system and site conditions.

The SSE also requires a vertical separation of at least 600 mm from the underside of the disposal area and the clay or underlying hard rock layer. Your system designer must show how this requirement will be met.

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

Zone A requires a secondary treatment system with nutrient retention. A primary treatment system comprising septic tanks and leach drains is not permitted on these lots.

The soil has a hard rock layer close to the surface and a limited ability to hold nutrients from wastewater.

The list of systems suitable for this zone have results for TN and TP under Table 1 available from: Approved secondary treatment systems and aerated wastewater treatment systems

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

Either a primary or secondary treatment system may be suitable. A secondary treatment system requires less land application area than a primary system. For a primary treatment system, the SSE indicates that the disposal area will likely need a special installation arrangement, known as a semi-inverted design. Ask your system designer to explain what this means for resulting ground levels and landscaping on your lot.

Where a secondary treatment system is proposed, any system as listed under Table 1 available from the Department of Health WA's approved product list: Approved secondary treatment systems and aerated wastewater treatment systems can be considered for installation in this zone.

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

Either a primary or secondary treatment system may be suitable. A secondary treatment system requires less land application area than a primary system. For a primary treatment system, the SSE indicates that the disposal area will likely need a special installation arrangement, known as a semi-inverted design. Ask your system designer to explain what this means for resulting ground levels and landscaping on your lot.

Addendum

Where a secondary treatment system is proposed, any system as listed under Table 1 available from the Department of Health WA's approved product list: Approved secondary treatment systems and aerated wastewater treatment systems can be considered for installation in this zone.

How will the disposal area affect my backyard?

The land application area must be included in your property layout. Before finalising your plans, ask your system designer to identify what landscaping and activities are compatible with the proposed system, and what restrictions apply to buildings, paving, vehicle access, planting and other improvements.

The tables show the wastewater disposal area required, but they do not show its location, layout and design on your lot. A site-specific layout is needed to understand how the system will fit alongside your home and proposed outdoor areas.

How much land needs to be set aside?

The areas in the tables below have been calculated using the wastewater volumes and soil conditions specified for the subdivision. Purchasers do not need to calculate these areas themselves, but the final requirements must be confirmed for their proposed home and system.

Find your zone, then read across to the number of bedrooms proposed. The figures below are for the land application area only. They do not include the treatment tanks or the additional space needed to meet required separation distances.

Land application (i.e. irrigation area) required for wastewater disposal - secondary treatment systems (STS)

	4-5 bedroom house (m^2)	3 bedroom house (m^2)	2 bedroom house (m^2)
Zone A	415	381	282
Zone B	277	254	188
Zone C	208	191	150

Addendum

Land application area for waste water disposal - primary treatment systems (septic tanks and leach drains)

	4-5 bedroom house (m^2)	3 bedroom house (m^2)	2 bedroom house (m^2)
Zone A	Not permitted	Not permitted	Not permitted
Zone B	1065 (Not practical)	978 (Not practical)	725
Zone C	396	363	270

Example – a three-bedroom home in Zone B: The table shows a disposal area of 254 m^2 for a secondary treatment system, compared with 978 m^2 for a primary system. This is a substantial difference in the space required. When comparing suitable systems, consider both the effect on your property layout and the installation and ongoing operating costs. The final design must also accommodate the treatment tanks and applicable separation distances.

Setbacks – space needed around the system

Setbacks are separation distances between the wastewater system and nearby structures, boundaries, trafficable areas and features (including sub-soil drainage and garden water bores). They help prevent human contact with wastewater, reduce impacts on nearby properties and protect the system. These are summarised below:

- **Tanks:** Generally a minimum separation of 1.2m from structures, boundaries and areas used by vehicles, such as driveways and parking areas.
- **Land application areas – secondary systems:** Generally a minimum separation of 0.5m from structures, boundaries and areas used by vehicles, such as driveways and parking areas. Greater boundary setbacks may be needed where the system is uphill from the boundary.
- **Land application areas – primary systems:** Generally a minimum 1.8m separation from structures, boundaries and areas used by vehicles, such as driveways and parking areas. Greater boundary setbacks may be needed where the system is uphill from the boundary.

Check the selected system's approval: Required separation distances depend on the selected system, disposal method and site conditions. Use these distances for preliminary planning only. The final site plan must show the separation distances applicable to the selected system and site conditions.

Addendum

Getting advice for your lot

Before committing to a system or final house layout, arrange a site-specific wastewater layout showing the tanks, disposal area, required separation distances and any changes to ground levels. Ask for an explanation of how the proposal affects your intended landscaping and other improvements (such as planning for future structures including sheds and swimming pools), together with installation and ongoing maintenance cost information.

Contact the Shire's Environmental Health Services on Ph: 9780 4200 to confirm the applicable approval requirements.

Addendum