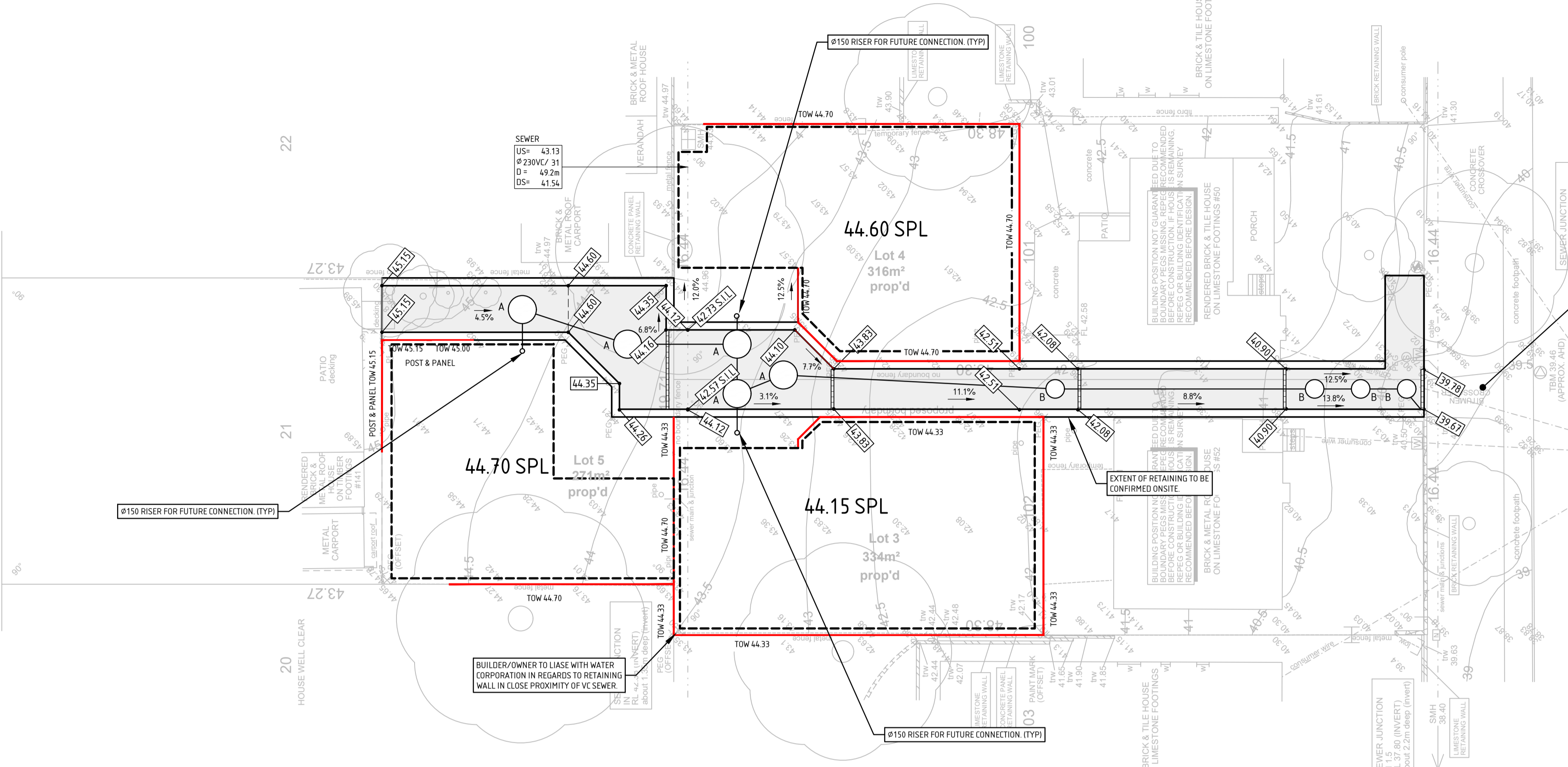


GENERAL NOTES:

- GENERAL
- ALL LEVELS ARE TO LOCAL DATUM
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH CIVIL AND HYDRAULIC DRAWINGS AND ANY LOCAL AUTHORITY DEVELOPMENT APPLICATION AND/OR BUILDING LICENCE CONDITIONS AND THE LOCAL AUTHORITY'S SPECIFICATION.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, STRUCTURAL, CIVIL, HYDRAULIC, MECHANICAL AND ELECTRICAL CONSULTANTS' DRAWINGS.
- ALL MATERIALS, WORKMANSHIP AND METHODS USED IN THE WORKS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, OR WHERE SUCH STANDARD DOES NOT EXIST, THE CURRENT LOCAL AUTHORITY'S STANDARD SHALL APPLY
- THE CONTRACTOR SHALL LIMIT THE MOVEMENT OF EQUIPMENT AND MANPOWER TO THE MINIMUM AREA NECESSARY AND PROTECT ALL VEGETATION ON AND ADJACENT TO THE SITE
- ANY DAMAGE BY THE CONTRACTOR OR HIS EMPLOYEES TO BUILDINGS, FENCES, SERVICES, SHALL BE NOTIFIED TO APPROPRIATE AUTHORITY IMMEDIATELY. RECTIFICATION SHALL BE DONE BY APPROPRIATE APPROVED AUTHORITY CONTRACTOR AT CIVIL CONTRACTOR EXPENSE
- THE CONTRACTOR SHALL CUT AND FILL SITE IN ACCORDANCE WITH ALL OTHER RELEVANT DRAWINGS AND THE GEOTECHNICAL REPORT
- THE FILL SAND TO BE PLACED IN ACCORDANCE WITH THE RECOMMENDATIONS ON THE PERTH GEOTECHNICAL REPORT.
- EXISTING SERVICES
- PRIOR TO COMMENCING ANY WORK ON SITE THE CONTRACTOR SHALL FAMILIARISE HIMSELF AND ALL PERSONNEL UNDER HIS DIRECTION, WITH THE LOCATION OF ALL EXISTING SERVICES ON AND ADJACENT TO THE SITE. IT IS THE CONTRACTORS RESPONSIBILITY TO ESTABLISH WHAT SERVICES OR IMPROVEMENTS EXIST OR ARE UNDER CONSTRUCTION AT THE SITE.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING SERVICES DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIRING ANY DAMAGE CAUSED TO EXISTING SERVICES, AND NOTIFY THE RELEVANT AUTHORITY OR PERSONS CONCERNED IMMEDIATELY SHOULD ANY DAMAGE OCCUR. ANY REPAIR WORK SHALL BE CARRIED OUT BY THE RELEVANT AUTHORITY (OR IN CONSULTATION WITH) AND SHALL BE ARRANGED BY THE CONTRACTOR.
- EARTHWORKS
- ALL EARTHWORKS TO BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND OTHER DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AND MINIMISING THE GENERATION OF DUST ON THE SITE AND SHALL ADOPT ORDERLY WORKING METHODS THAT MINIMISE DUST GENERATION.
- THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS INCLUDED IN "LAND DEVELOPMENT SITES AND IMPACTS ON AIR QUALITY - A GUIDELINE FOR THE PREVENTION OF DUST AND SMOKE POLLUTION FROM LAND DEVELOPMENT SITES IN WESTERN AUSTRALIA" PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION IN NOVEMBER 1996.
- THE CONTRACTOR SHALL CLEAR ALL BUILDINGS, IMPROVEMENTS, VEGETATION AND TOPSOIL FROM THE EARTHWORKS AREA AND REMOVE FROM SITE.
- THE CONTRACTOR SHALL CUT AND FILL THE SITE IN ACCORDANCE WITH THE DESIGN DRAWINGS AND THE GEOTECHNICAL REPORT.
- ALL FILL MATERIAL SHALL BE FREE DRAINING SAND WITH NOT MORE THAN 5% PASSING A 75µm SIEVE, AND BE FREE OF ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM 95% MMD.
- ALL FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 300mm THICKNESS AND COMPACTED TO A DENSITY OF NOT LESS THAN 95% MMD, IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- SURFACE STABILISATION AFTER BULK EARTHWORKS SHALL BE CARRIED OUT BY HYDROMULCHING ANY DISTURBED AREAS OF THE SITE.
- EARTHWORKS FOR THE PAVEMENT AREAS SHALL CONSIST OF:
 - STRIPPING OF TOPSOIL & UNSUITABLE MATERIALS.
 - CUTTING OR FILLING TO SUBGRADE LEVELS.
 - COMPACTION OF THE SUBGRADE TO 95% MMD MIN.
- DUST CONTROL & STABILISATION
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AND MINIMISING THE GENERATION OF DUST ON THE SITE.
- THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS INCLUDED IN "LAND DEVELOPMENT SITES AND IMPACTS ON AIR QUALITY - A GUIDELINE FOR THE PREVENTION OF DUST AND SMOKE POLLUTION FROM LAND DEVELOPMENT SITES IN WESTERN AUSTRALIA" PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION IN NOVEMBER 1996.
- THE CONTRACTOR SHALL ADOPT ORDERLY WORKING METHODS THAT MINIMISE DUST GENERATION.
- SURFACE STABILISATION AFTER BULK EARTHWORKS SHALL BE CARRIED OUT BY HYDROMULCHING ANY DISTURBED AREAS OF THE SITE.
- SITE DRAINAGE AND EROSION CONTROL
- THE CONTRACTOR SHALL CONSTRUCT THE WORKS IN A MANNER THAT WILL MINIMISE THE IMPACT OF EROSION.
- AREAS OF THE SITE SHALL NOT BE OPENED UP AND EXPOSED UNNECESSARILY. SURFACE WATER SHALL BE DIVERTED AWAY FROM THE WORK AND CONSTRUCTION OF TEMPORARY DRAINS SHALL BE INSTALLED TO COLLECT SURFACE WATER FROM TOPS OF CUTS TO DRAINAGE OUTLETS EARLY IN THE CONSTRUCTION SEQUENCE (IF REQUIRED).
- CONSTRUCTION SAFETY
- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WORK HEALTH & SAFETY ACT 2020 AND ALL MATERIAL REGULATIONS, NOTICES, PROHIBITION NOTICES AND CODES OF PRACTICE (IF ANY) ISSUED UNDER IT.
- ADJACENT RESIDENCES
- THE CONTRACTOR SHALL ENSURE PARTICULAR ATTENTION IS GIVEN TO PLANT, EQUIPMENT AND MANPOWER OPERATIONS SO AS TO AVOID CAUSING A NUISANCE TO ADJACENT RESIDENCES DUE TO THE WORKS.
- THE CONTRACTOR SHALL ASSESS THE NEED TO ENGAGE A SUITABLY QUALIFIED CONSULTANT TO PERFORM STRUCTURAL INSPECTIONS ON ADJACENT RESIDENCES THAT HE DEEMS MAY BE AFFECTED BY THE WORKS.
- THE CONTRACTOR IS RESPONSIBLE TO RECTIFY ANY DAMAGE TO EXISTING PRIVATE PROPERTY.
- THE CONTRACTOR IS TO ALLOW FOR LIAISON WITH ADJACENT RESIDENTS THROUGHOUT THE WHOLE WORKS PERIOD.
- THE CONTRACTOR IS TO PERFORM A LETTER DROP NOTIFYING ALL RESIDENTS DIRECTLY AFFECTED BY THE WORKS (INCLUSIVE OF NOISE AND VIBRATION EFFECTS).
- CLEARING / DEMOLITION
- THE CLEARING AND DEMOLITION SHALL CONSIST OF THE REMOVAL OF ALL SHRUBS, TREES, VEGETATION, EXISTING PAVEMENTS, INFRASTRUCTURE, ABANDONED SERVICES, RUBBISH, BOLLARDS, PERSHABLE MATERIALS AND ANY OTHER ITEMS AS INDICATED ON THE RELEVANT DRAWINGS, AND SHALL BE LIMITED TO THE PROPERTY BOUNDARIES.
- NO CLEARING OR DEMOLITION SHALL TAKE PLACE OUTSIDE THE EARTHWORKS AREA UNLESS APPROVED BY THE LOCAL AUTHORITY.
- THE CLEARING SHALL INCLUDE THE GRUBBING OUT OF ALL STUMPS AND TREE ROOTS TO A DEPTH OF 600MM BELOW THE NATURAL SURFACE OR 400MM BELOW THE FINISHED CUT SURFACE, WHICHEVER IS THE LOWER, AND DISPOSING OF ALL SPOILS RESULTING FROM THE CLEARING AND GRUBBING.
- ANY HOLES LEFT AFTER CLEARING OR DEMOLITION SHALL BE FILLED AS PER THE PROPOSED DRAWINGS AND COMPACTED TO THE SAME DENSITY AS THAT OF THE SUBSURROUNDING UNDISTURBED SOIL.
- AS LITTLE AS POSSIBLE OF THE SURFACE SOIL SHALL BE REMOVED DURING CLEARING OPERATIONS.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MINIMISE DAMAGE TO GROWING TREES AND SHRUBS, FENCES AND OTHER IMPROVEMENTS OUTSIDE THE DESIGNATED AREAS, AND ANY DAMAGE SHALL BE MADE GOOD. THE SPOILS OF ALL DEMOLITION, CLEARING AND GRUBBING OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE CONTRACTORS EXPENSE. NO SPOIL SHALL BE PUSHED BEYOND THE LIMITS OF THE SITE, OR BURNT.
- TOPSOIL
- THE CONTRACTOR SHALL CLEAR ALL VEGETATION FROM THE EARTHWORKS AREA AND REMOVE FROM SITE.
- THE EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL AREAS TO BE EARTHWORKED, PRIOR TO THE COMMENCEMENT OF THE EARTHWORKS, AND REMOVED FROM SITE.
- FOLLOWING THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL HYDROMULCH THE VERGE AND EARTHWORKED AREAS.

STORMWATER NOTES:

- CHECK ALL DIMENSIONS ON SITE. READ ALL ENGINEERING DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL & SURVEY DRAWINGS. ANY DISCREPANCIES BETWEEN ENGINEERING DRAWINGS AND ARCHITECTURAL DRAWINGS SHALL BE CONFIRMED PRIOR TO COMMENCING CONSTRUCTION. DO NOT SCALE FROM THESE DRAWINGS.
- ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT VERSION OF "AS3500 PLUMBING & DRAINAGE", THE "BUILDING CODE OF AUSTRALIA (BCA)", THE "NATIONAL CONSTRUCTION CODE (NCC)" AND THE LOCAL AUTHORITY'S STANDARD SPECIFICATIONS.
- DOWN PIPES TO BE LOCATED 50 EACH SOAKWELL FILLS AT SAME RATE (I.E. ROOF AREA TO EACH TANK IS PROPORTIONAL TO ITS VOLUME).
- COVER TO DRAINAGE PIPE TO BE 450mm IN LANDSCAPE, 600mm IN TRAFFICABLE AREAS.
- ALL SOAKWELLS ARE TO BE SETBACK FROM ALL BUILDINGS ON THE SITE INCLUDING ANY STRUCTURE LOCATED ON THE BOUNDARY AS PER DETAIL UNO.
- WHERE SOAKWELLS ARE LOCATED IN AREAS SUBJECT TO VEHICULAR LOADING, STANDARD TRAFFICABLE LIDS ARE TO BE INSTALLED & BASE TO BUILDER'S DETAIL.
- THIS DRAINAGE SPECIFICATION IS TO BE READ IN CONJUNCTION WITH CLIENT'S ARCHITECTURAL DRAWINGS (PARTIALLY REPRODUCED HERE).
- CLIENT IS TO ENSURE LOCAL AUTHORITY HAVE APPROVED THESE DRAWINGS BEFORE BEING ISSUED FOR PRICING, TENDER & CONSTRUCTION.
- IF GROUND WATER IS ENCOUNTERED DURING THE WORKS THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- SUBGRADE TO BE COMPACTED AS FOLLOWS:
 - SAND - PSP 6 BLOWS PER 300mm PENETRATION WHEN TESTED WITH A PERTH SAND PENETROMETER IAS 1289 (3.3)
 - CLAY - 95% STANDARD MAXIMUM DRY DENSITY RATIO AS PER AS 1289 (5.1.1 / 5.4.1)

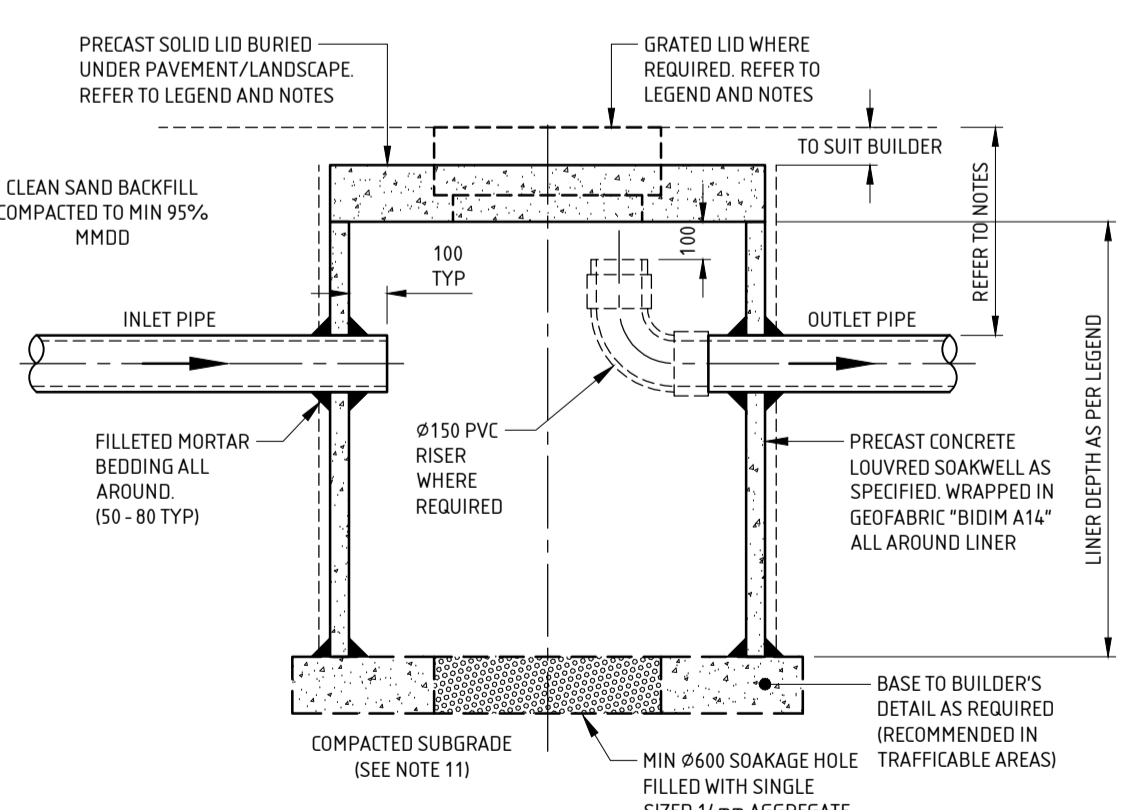


STORMWATER DRAINAGE PLAN
SCALE 1:200

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DRAINAGE LEGEND:

- 11.27 EXISTING SPOT LEVEL (m)
- - - - - EXISTING DRAINAGE.
- - - - - EXISTING WATER CORPORATION SEWER MAIN.
- DIRECTION OF FLOW.
- ← OVERLAND FLOW PATH FOR LARGER STORM EVENTS.
- F.F.L. 9.750 FINISHED FLOOR LEVEL (m)
- 10.00 FINISHED PAVING LEVEL (m)
- SOAKWELL WITH PVC RISER (WHERE REQUIRED)
- - - - - PROPOSED Ø150 PVC INTERCONNECTING PIPE WITH MIN GRADE OF 1 in 180
- DRP DOMESTIC RAINWATER PIT ('EVERHARD' OR SIMILAR APPROVED). SHOWN AT INDICATIVE LOCATIONS.
- TRP TRAFFICABLE RAINWATER PIT ('EVERHARD' SERIES 450' OR SIMILAR APPROVED). SHOWN AT INDICATIVE LOCATIONS.
- PROVIDE APPROVED DRAIN (WHERE SHOWN) & CONNECT IN TO NEAREST SOAKWELL VIA Ø150 PVC PIPE.
- A ○ PROPOSED Ø1800 x 1200 STORMWATER SOAKWELL IN GEOFABRIC WRAP WITH SOLID LID.
- B ○ PROPOSED Ø1200 x 900 STORMWATER SOAKWELL IN GEOFABRIC WRAP WITH SOLID LID.
- - - - - PROPOSED RETAINING WALLS. EXTENTS AND B.O.W HEIGHTS TO BE DETERMINED ON SITE.



TYPICAL SOAKWELL DETAIL
SCALE 1:20

- SOAKWELLS TO BE POSITIONED A MIN OF 1.2m OR THE DEPTH OF SOAKWELL (WHICHEVER IS GREATER) FROM ANY PROPOSED OR EXISTING FOUNDATIONS.

STORMWATER MANAGEMENT PLAN

- SITE CLASSIFICATION REPORT. TBA - ASSUMED CLASS 'A' IF OTHERWISE CONTACT ENGINEER.
- OVERLAND FLOW PATH FROM DEVELOPMENT - YES
- DESIGN CRITERIA - CITY OF MELVILLE - 1 IN 20 YEAR STORM EVENT OF A CRITICAL DURATION.

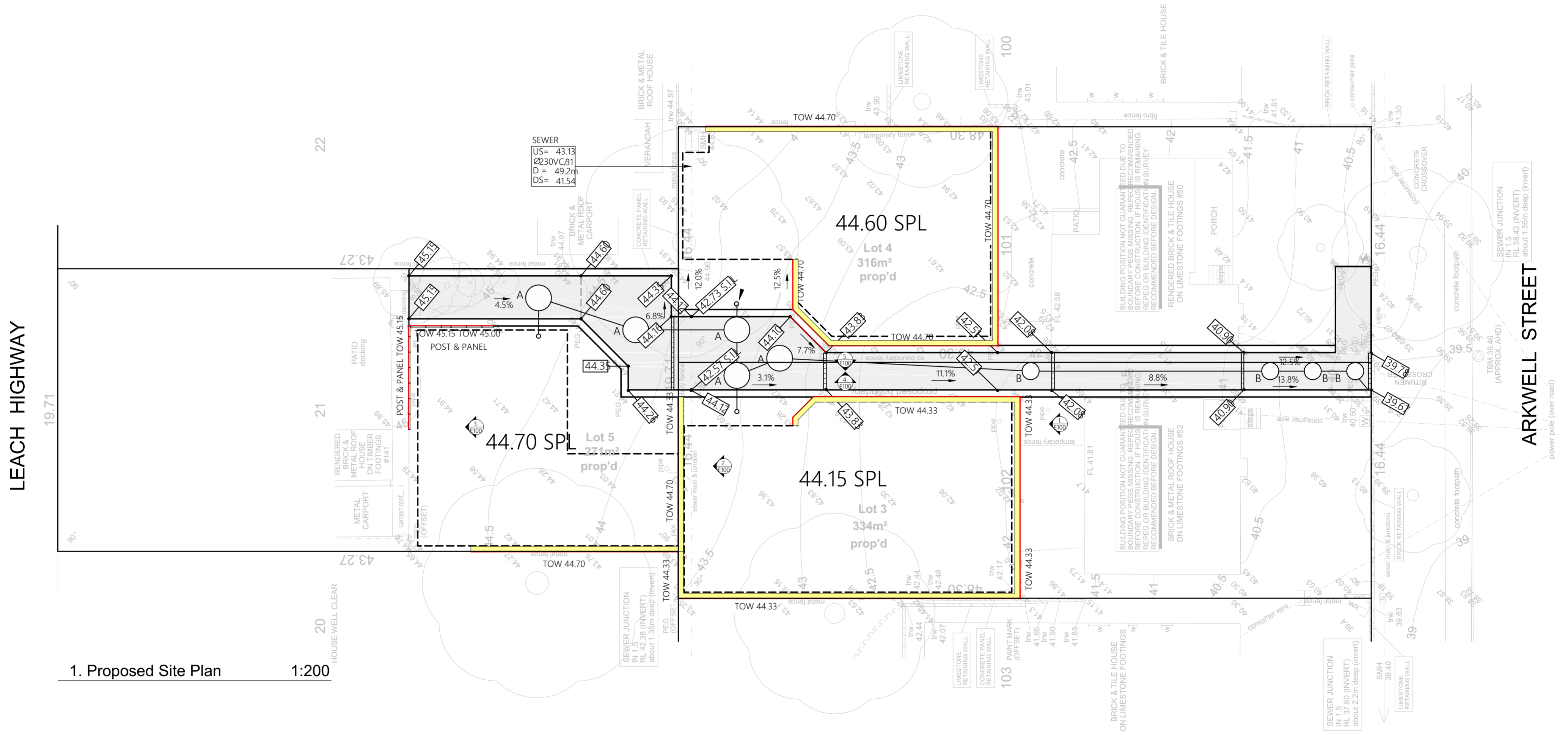
DRAINAGE CALCULATIONS			
TANKS SELECTED			
DIAMETER (mm)	DEPTH (mm)	TANKS (No)	VOLUME (m³)
1800	1200	5	15.27
1200	900	4	4.07
VOLUME			19.34

REV	BY	ISSUE / REVISION DESCRIPTION	DATE	DRAFTER	W REYNOLDS
A	WR/DB	ISSUED FOR REVIEW - NOT FOR CONSTRUCTION	2/7/25	DESIGNER	W REYNOLDS
0	WR/DB	ISSUED FOR CONSTRUCTION - SUBJECT TO COUNCIL APPROVAL	17/7/25	CHECKER	D BLAZESKI
1	WR/DB	ISSUED FOR REVIEW	20/11/25	DATE	28/6/25
2	WR/DB	ISSUED FOR CONSTRUCTION - SUBJECT TO COUNCIL APPROVAL	17/2/26	APPROVED BY:	



PROJECT No:	D351922	PROJECT:	LOT 101-102 (#50 & 52) ARKWELL ST & LOT 21 (#41) LEACH HWY WILLAGEE
SCALE:	1:200	SIZE:	A1
SHEET:	1 of 2	REV:	2

PROPOSED SITE PLAN



1. Proposed Site Plan 1:200


STORMWATER DRAINAGE PLAN
SCALE 1:200



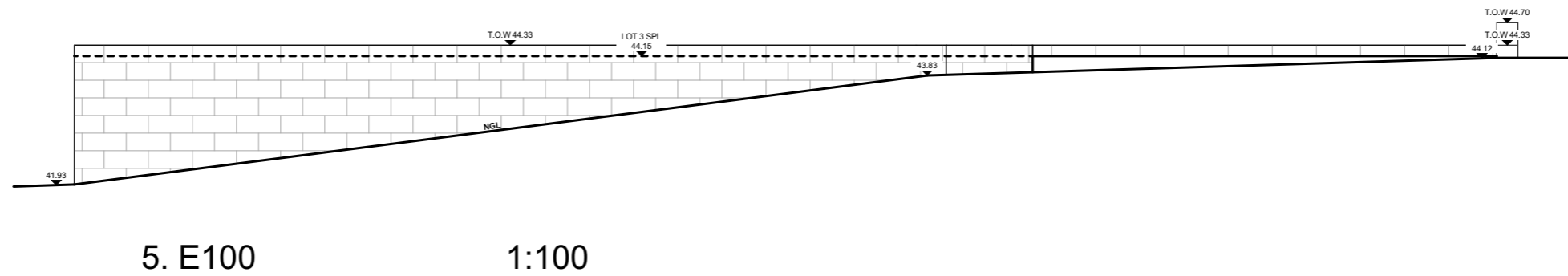
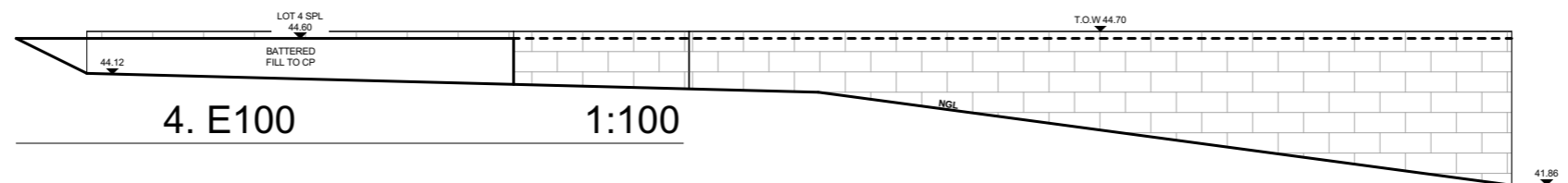
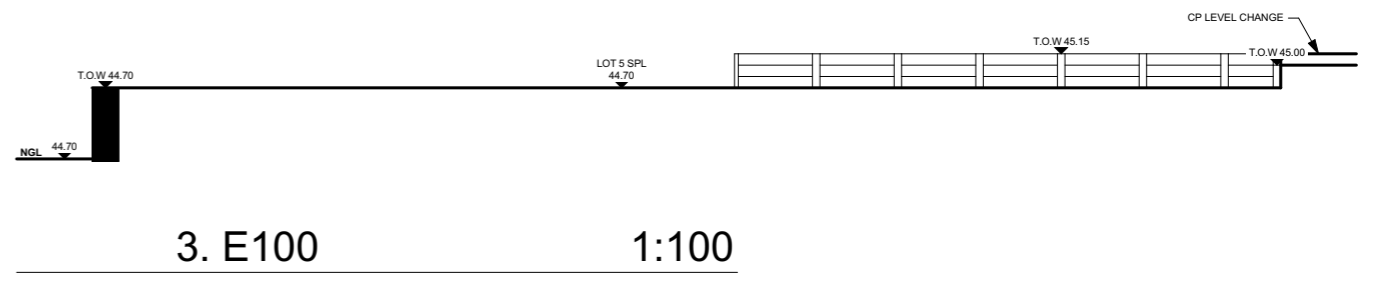
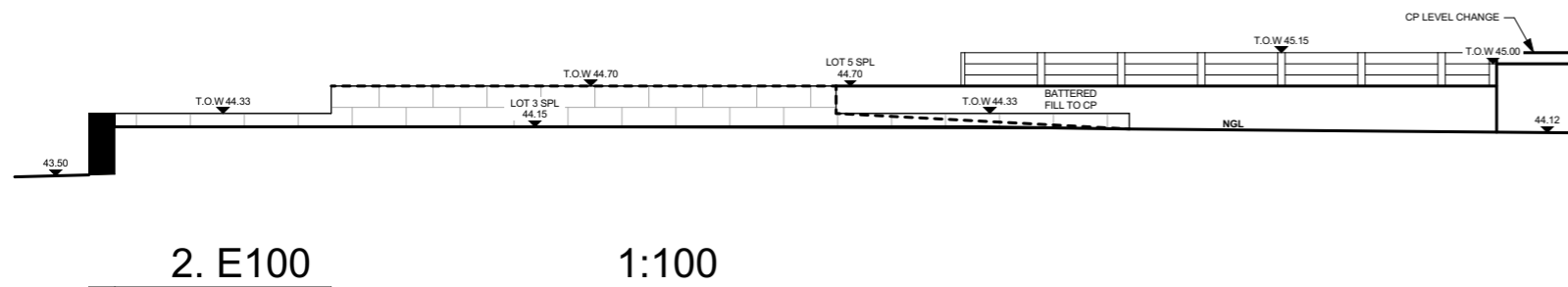
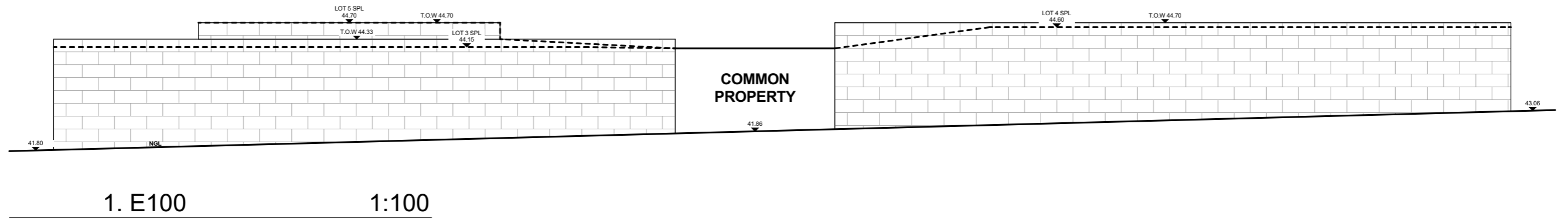
**50 & 52 ARKWELL STREET & 141 LEACH
HIGHWAY, WILAGEE
DEVELOPMENT APPLICATION**

PLAN SET DATE: 07/04/2026

JOB NO: RD3426 REV NO: 01 A NORTH:
 SCALE: AS SHOWN @ A2 SHEET NO: 1 of 2
 DRAWN BY: LF APPROVED BY: LF



ELEVATIONS



RESCOM DESIGN

**50 & 52 ARKWELL STREET & 141 LEACH
HIGHWAY, WILLAGEE
DEVELOPMENT APPLICATION**

PLAN SET DATE: 07/04/2026

JOB NO: RD3426 REV NO: 01 A
 SCALE: AS SHOWN @ A3 SHEET NO: 2 of 2
 DRAWN BY: LF APPROVED BY: LF