

18 December 2023

North Eglinton Estate – LSP – Technical Note

Addendum to North Eglinton Local Structure Plan – Engineering Report dated 27th July 2012

The following servicing requirements have been updated from the existing report to cater for the amended Education Village Local Structure Plan (EV LSP):

Earthworks

The earthworks design parameters are as per the original report, however the concept earthworks plan has been amended to suit the EV LSP update. See Figure A indicating concept earthworks contours.

The PTA are completing minor upgrades to Pipidiny Road as part of the Eglinton Train Station Development Project. The upgrades to be completed by the PTA exclude any consideration of regional levels for adjacent developments. Pipidiny Road surface levels remain at existing, which is incorporated into the earthworks strategy for the amended EV LSP.

As a result of the Pipidiny Road works, the structure plan is unable to achieve cut to fill balance within the EV LSP area without significantly compromising on proposed levels of institutional facilities. Exportation of fill will be required to achieve levels shown on the plan.

Stormwater

The stormwater strategy is as per the original report. Design principles are consistent with the Local Water Management Strategy (by Emerge Associates). Stormwater drainage volume calculations will include runoff from the northern half of Pipidiny Road that will need to be gravitated to infiltration basins within the Allara boundary.

The proposed basin location near the proposed indoor recreation centre site (indicated in Figure A) will provide storage for the EV LSP stormwater flows. Potential basin included adjacent the high school site is sized to cater for the Pipidiny Road stormwater runoff (north of centreline). The PTA Eglinton Train Station Development Project only accounts for Pipidiny Road runoff (south of centreline) in their drainage design and calculations.

Sewer

The southern catchment will gravitate to a pump station and possibly be ultimately pumped to the future Yanchep Branch Sewer. Timing for Yanchep Branch Sewer remains subject to regional land development. In the interim, the pump station will temporarily discharge into the 450 HDPE sewer main on Marmion Avenue, (pump station location indicated in Figure A, PM route indicated in Figure B). Wastewater planning should be reviewed by the Water Corporation to confirm this remains the optimal approach for discharging wastewater flows.

Water

The water supply strategy for the area will not change from the original report due to the EV LSP amendments.

Water supply planning remains subject to review and confirmation by the Water Corporation.

Power

The power supply strategy for the area will not change from the original report due to the EV LSP amendments.

Communications

The communications strategy for the area will not change from the original report due to the EV LSP amendments.

Gas

The gas supply strategy for the area will not change from the original report due to the EV LSP amendments.

Service Corridor and Road Width

The service corridors and road widths within the site will not change from the original report due to the EV LSP amendments. The amended EVLSP caters for a 7m widening of the Pipiddiny Road.

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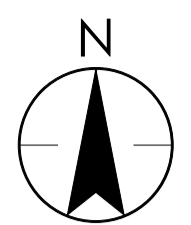


Michael Iannello

Perth Civil Group Leader, Associate

Attachment: Figure A – Stormwater Drainage Catchment Plan

Figure B – Preliminary Wastewater Concept Plan



IMPRESSIONS DRIVE

ADURO STREET

ARDENT GROVE

COMMERCIAL

PRIMARY SCHOOL

DISTRICT OPEN SPACE

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

BUSINESS

INDOOR RECREATION CENTRE








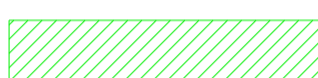
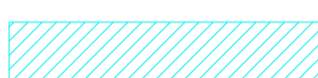




HIGH SCHOOL

PIPIDINNY ROAD

DECELERATION LANE FOR TRAIN STATION
ENTRANCE AS PER PTA DESIGN

PLAN
SCALE 1:1500

DRAINAGE CATCHMENT LEGEND

-  DISTRICT OPEN SPACE AREA = 97998.94m²
-  PRIMARY SCHOOL AREA = 40061.15m²
-  RESIDENTIAL LOT AREA = 67102.54m²
-  HIGH SCHOOL AREA = 85001.03m²
-  SERVICE COMMERCIAL AREA = 14993.11m²
-  PUMP STATION AREA = 3341.38m²
-  ROAD RESERVE CATCHMENT AREA = 47384.69m²
-  INDOOR RECREATION CENTRE AREA = 18172.41m²
-  BUSINESS AREA = 13619.54m²
-  DRAINAGE BASIN / POS AREA = 5219.32m²
-  FINISHED CONTOURS
-  DIRECTION OF FLOW
-  PROPOSED PAD LEVEL



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Notes

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D PRELIMINARY CADASTRAL LAYOUT REVISED	AIN	MDI	2023.12.06
C PRELIMINARY CADASTRAL LAYOUT AMENDED	AIN	MDI	2023.08.07
B REVISED CADASTRAL LAYOUT	AIN	MDI	2023.07.13
A ORIGINAL ISSUE	AIN	MDI	2023.04.14
Issued/Revision	By	Appd	YYYY.MM.DD
File Name: c Plan Drainage Catchments.dgn	Dwn.	Dsgn.	Chkd.
			YYYY.MM.DD
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PRELIMINARY
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This document is suitable only for the purpose noted above. Use of this document for any other purpose is not permitted.

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SATTERLEY PROPERTY GROUP

ALLARA ESTATE - EDUCATION VILLAGE

Title
STORMWATER DRAINAGE
CATCHMENT PLAN

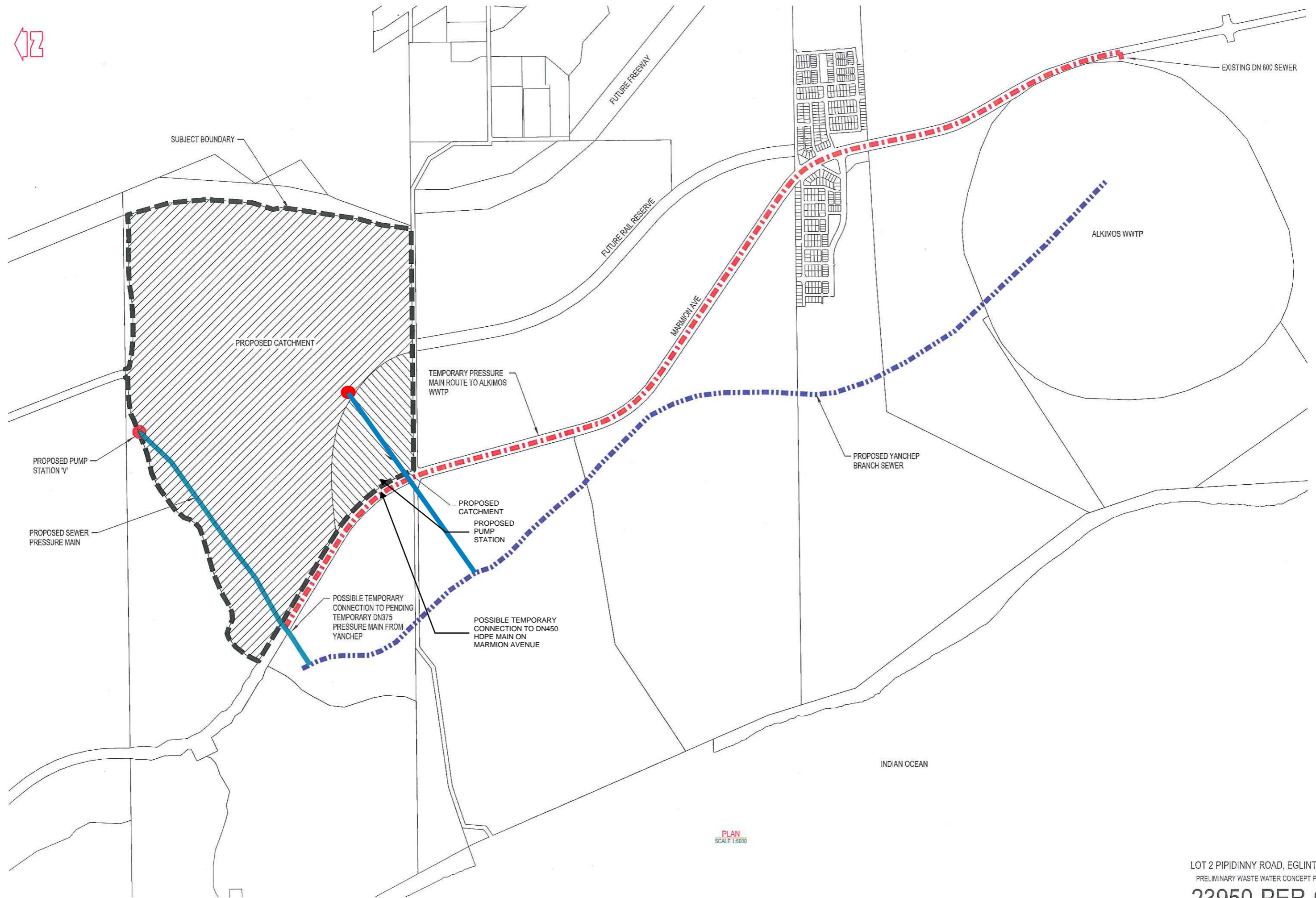
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WARNING UXO



REVISED: 2023.12.06 12:21 PM
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1:1500 @A1
1:3000 @A3
ORIGINAL SHEET: E0 A1 COORD: P0094 DATUM: MAFD



PLAN
SCALE 1:5000

FIGURE B

LOT 2 PIPIDINNY ROAD, EGLINTON
PRELIMINARY WASTE WATER CONCEPT PLAN

23950-PER-C

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