Metro Outer Joint Development Assessment Panel Agenda

Meeting Date and Time: Friday, 11 June 2021; 9:30am

Meeting Number: MOJDAP/94 **Meeting Venue:** Via Zoom

To connect to the meeting via your computer - https://zoom.us/j/92483212247

To connect to the meeting via teleconference dial the following phone number - 08 7150 1149

Insert Meeting ID followed by the hash (#) key when prompted - 924 8321 2247

This DAP meeting will be conducted by electronic means open to the public rather than requiring attendance in person.

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Attendance

DAP Members

Mr Ian Birch (Presiding Member)
Ms Sheryl Chaffer (Deputy Presiding Member)
Mr John Taylor (A/Third Specialist Member)
Cr Mark Jones (Local Government Member, City of Rockingham)
Cr Joy Stewart (Local Government Member, City of Rockingham)

Officers in attendance

Mr John Di Rosso (Western Australian Planning Commission) Ms Alice Brown (Western Australian Planning Commission)

Minute Secretary

Ms Megan Ventris (DAP Secretariat)

Applicants and Submitters

Mr Lewis Shugar (element)

Members of the Public / Media

Nil.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being conducted by electronic means open to the public. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Mr Jason Hick (A/Third Specialist Member)
Cr Deb Hamblin (Local Government Member, City of Rockingham)

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Signed minutes of previous meetings are available on the <u>DAP website</u>.

5. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.



6. Disclosure of Interests

Nil.

7. Deputations and Presentations

The Western Australian Planning Commission may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 4000 & 4002 Baldivis Road, Baldivis

Development Description: Wastewater pumping station

Applicant: Element

Owner: Water Corporation/ State of WA

Responsible Authority: City of Rockingham DAP File No: DAP/21/01971

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil.

10. State Administrative Tribunal Applications and Supreme Court Appeals

Current SAT Applications					
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged	
DAP/19/01708 DR 138/2020	City of Kwinana	Lot 108 Kwinana Beach Road, Kwinana	Proposed Bulk Liquid Storage for GrainCorp Liquid Terminals	01/07/2020	
DAP/01729 DR 176/2020	City of Kalamunda	Lot 130 (74) Warlingham Drive, Lesmurdie	Aged Residential Care Facility	28/8/2020	
DAP/20/01764 DR 204/2020	City of Swan	Lot 780 (46) Gaston Road, Bullsbrook	Proposed Stock Feed Grain Mill	8/09/2020	
DAP/20/01829 DR 001/2021	City of Swan	Lot 1 (42) Dale Road & Lot 4 (43) Yukich Close, Middle Swan	Aged care and community purpose	08/01/2021	
DAP/21/01952 DR 096/2021	City of Rockingham	Lot 265 (40) Talisker Bend, Golden Bay	Mixed commercial development	14/05/2021	



11. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure

LOTS 4000 AND 4002 BALDIVIS ROAD, BALDIVIS. WASTEWATER PUMPING STATION

Form 1 – Responsible Authority Report

(Regulation 12)

DAP Name:	Metro Outer JDAP		
Local Government Area:	City of Rockingham		
Applicant:	Element		
Owner:	Water Corporation/ State of WA		
Value of Development:	\$10 million		
	☐ Opt In (Regulation 6)		
Responsible Authority:	Western Australian Planning Commission		
Authorising Officer:	Director, Metro South and Peel		
LG Reference:	20.2021.92.1 - D21/74553		
WAPC Reference:	28-50222-1		
DAP File No:	DAP/21/01971		
Application Received Date:	1 April 2021		
Report Due Date:	8 June 2021		
Application Statutory Process Timeframe:	60 days with an additional 21 days agreed		
Attachment(s):	Development Plans		
Attaoninoni(o).	Location-Metropolitan Region Scheme		
	Location-Local Planning Scheme		
	4. Aerial View		
	5. Schedule of Agency Comments		
Is the Responsible Authority			
Recommendation the same as the	□ N/A Recommendation section		
Officer Recommendation?			
	 □ No Complete Responsible Authority and Officer Recommendation 		
	sections		

Responsible Authority Recommendation

That the Metro Outer JDAP resolves to:

1. **Approve** DAP Application reference DAP/21/01971 and accompanying plans (KJ79-1-1; KJ79-2-1; KJ79-2-2; KJ79-2-3; KJ79-2-4; KJ79-3-1; KJ79-3-2; KJ79-3-4; KJ79-4-1; KJ79-4-3) in accordance with Clause 30 of the Metropolitan Region Scheme.

Conditions

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

- 2. The total system output of the facility is not to exceed 350 litres per second.
- 3. The proposal is to be modified so as to remove any direct connection to the existing drainage basin located within the Baldivis Tramway Reserve at the intersection of Stillwater Drive and Baldivis Road.
- 4. An acid sulphate soils self-assessment form and, if required as a result of the self-assessment, an acid sulphate soils report and an acid sulphate soils management plan shall be submitted to and supported by the Department of Water and Environmental Regulation before any development commences. Where an acid sulphate soils management plan is required to be submitted, all works shall be carried out in accordance with the approved management plan to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Rockingham.
- 5. Stormwater from all hardstand shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any property or road reserve. The City of Rockingham is generally not supportive of soak wells as there may be difficulty achieving the required separation distance to the water table. The City recommends a small fringe of water gardens to accommodate events up to the critical 1 in 100 year event, with some of the flows filtering through subsoil to the City's drainage basin. The City also recommends using a small planting area adjacent the hardstand area to treat stormwater flow and retain groundwater. Plans are to be to the specifications of the City and all works must be maintained for the duration of the development.
- 6. A landscaping plan is to be prepared and implemented to the specifications of the City of Rockingham and satisfaction of the Western Australian Planning Commission and must include the following detail:
 - a) The location, number and type of existing and proposed trees and shrubs;
 - b) Revegetation of any areas cleared due to construction works;
 - c) Any natural landscape areas to be retained;
 - d) Proposed modifications to the street setback area and all verge areas; and
 - e) Relocation of any grasstree plants.
- 7. An easement is to be created over the existing and proposed infrastructure within Lot 4002 Magenta Crescent in favour of Water Corporation to the specifications of the City of Rockingham and to the satisfaction of the Western Australian Planning Commission. All works and costs associated with creation of the easement are the responsibility of the applicant.
- 8. Prior to the commencement of development, a Construction Management Plan must be prepared and supported by the City of Rockingham to ensure appropriate management of construction related impacts. The plan must be implemented for the duration of construction works, to the satisfaction of the Western Australian Planning Commission, on advice of the City of Rockingham.
- 9. A Dust Management Plan is to be prepared to and implemented to the specifications of the City of Rockingham and satisfaction of the Western Australian Planning Commission.

10. Prior to the commencement of development, a Dewatering Management Plan and Ground Water Extraction Licence must be prepared and supported by the Department of Water and Environmental Regulation. The approved plan and licence must be implemented during the construction period of below ground assets, to the specifications of the Department of Water and Environmental Regulations and satisfaction of the western Australian Planning Commission.

Advice Notes

- 1. The Applicant is to note that any future proposal to increase the capacity of the facility will require an odour assessment.
- 2. An Acid Sulphate Soils Self-Assessment form may be downloaded from the Western Australian Planning Commission website at www.dplh.wa.gov.au. The form makes reference to the Department of Water and Environmental Regulation's 'Identification and Investigation of Acid Sulphate Soils' guideline. This guideline can be obtained from the Department of Water and Environmental Regulation's website at www.dwer.wa.gov.au
- 3. All stormwater generated by the development is to be managed in accordance with City of Rockingham *Planning Policy 3.4.3 Urban Water Management.*
- 4. The applicant is responsible for protecting any existing City of Rockingham streetscape assets on Stillwater Drive during the course of construction. If any damage is caused to existing assets (identified to be retained) they must be rectified to the satisfaction of the City.
- 5. The applicant should liaise with the City of Rockingham regarding specifications for all works in the road reserve, including crossovers and planting of street trees.
- 6. The applicant should liaise with Western Power regarding self-assessment of the proposal and any potential requirements.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme -	Urban
Zone/Reserve	
Local Planning Scheme	City of Rockingham Local Planning Scheme No.2
Local Planning Scheme -	Public Purpose, Public Open Space
Zone/Reserve	
Structure Plan/Precinct Plan	Rivergums Structure Plan SPN/0038
Structure Plan/Precinct Plan	Sewer Pump Station, Public Open Space/Drainage
- Land Use Designation	
Use Class and	Public Utility
permissibility:	
Lot Size:	4.276 ha
Existing Land Use:	Vacant, Public Open Space
State Heritage Register	No
Local Heritage	⊠ N/A

		Heritage List
		Heritage Area
Design Review		N/A
		Local Design Review Panel
		State Design Review Panel
		Other
Bushfire Prone Area	Yes	3
Swan River Trust Area	No	

Proposal:

The application is for public works by the Water Corporation, a public authority, seeking approval to construct:

- Underground waste water pumping infrastructure and pipework;
- Electrical switchboard cabinets and hardstand areas for portable generators;
- 3 ML below-ground emergency storage tank;
- Approximately 160 metres of wastewater pipeline connecting to the existing pump station on Magenta Crescent; and
- New crossover to Stillwater Drive and access road.

The total value of the proposal is \$10 million, which falls within the mandatory threshold for Joint Development Assessment Panel determination (JDAP) (Attachment 1 – Development Plans).

Proposed Land Use	Public Utility
Proposed Net Lettable Area	N/A
Proposed No. Storeys	N/A
Proposed No. Dwellings	N/A

Background:

A JDAP application has been received seeking development approval for a Waste Water Pumping Station (WWPS) on Lot 4000 Baldivis Road (facing Stillwater Drive) and associated pipework on Lot 4002 Baldivis Road, Baldivis. An existing pump station (facing Magenta Crescent and within Lot 4002) currently services the area but technical limitations prevent it from being upgraded to cater for an increased population and associated increased wastewater volumes. This facility will be either decommissioned or retained as a back-up once the new WWPS is operational.

The proposed new pump station (Type 350) overflow storage and pipework upgrades are needed to ensure that Water Corporation can support ongoing land development and population increases in the area. The proposed WWPS will connect to existing sewers and will transfer wastewater via existing pressure infrastructure to the East Rockingham Wastewater Treatment Plant.

The subject land is zoned Urban under the Metropolitan Region Scheme (MRS) (Attachment 2 – Location: Metropolitan Region Scheme). Lot 4000 is zoned Public Purpose under the City of Rockingham Local Planning Scheme No.2 while Lot

4002 (Reserve 52914) is reserved for Public Open Space. The southern corner of Lot 4002 falls within the referral buffer for the Parmelia gas pipeline (Attachment 3 – Location: Local Planning Scheme). The site is abutted to the west by the Baldivis Tramway reserve (Parks and Recreation reserve) and sits in an established residential area (Attachment 4 - Aerial View).

Legislation and Policy:

Legislation

- Planning and Development Act 2005 Part 10: Subdivision and Development Control
- Metropolitan Region Scheme Part IV: Development
- City of Rockingham Local Planning Scheme No.2
- Planning and Development (Development Assessment Panels) Regulations 2011

State Government Policies

- South Metropolitan Peel Sub-regional Planning Framework
- State Planning Policy 3.7 Planning in Bushfire Prone Areas
- EPA Guidance Statement 3 Separation Distances Between Industrial and Sensitive Land Uses

Structure Plans/Activity Centre Plans

Rivergums Structure Plan (WAPC Ref: SPN/0038)

Local Planning Policies

City of Rockingham *Planning Policy 3.4.3 – Urban Water Management.*

Consultation:

Public Consultation

Under the *Water Services Act 2012*, the Water Corporation is required to undertake public consultation periods as part of its Prerequisites to Works process. All residents who might be impacted by the proposed works were notified by mail on 3 May 2021 and given an opportunity to object by 31 May 2021. Where the Water Corporation cannot resolve an objection directly with a resident, the matter is required to be referred to the Minister for Water for a ruling. Project delivery can only progress once all objections are addressed and the process completed.

The public comment period is still taking place and any feedback has not been viewed or considered as part of this report.

Referrals/consultation with Government/Service Agencies

The Department of Biodiversity, Conservation and Attractions and APA (Parmelia pipeline operators) reviewed the proposal and had no comment.

Western Power did not recommend conditions but advised the applicant should liaise directly with Western Power regarding potential technical requirements.

The comments of the Department of Water and Environmental Regulation (DWER) and the City of Rockingham ('the City') are discussed below.

The full agency comments are shown at Attachment 5 - Schedule of Agency Comments

Planning Assessment:

Metropolitan Region Scheme

Clause 16 of the MRS states development approval is not required where a public authority is undertaking public works on reserved land owned by that authority and is using that land for the purpose for which it is reserved. In this case, although Water Corporation owns Lot 4000, it is not reserved for a Public Purpose under the MRS. Development approval under the MRS is therefore required.

Clause 30 of the MRS requires the WAPC to have regard to the following factors when determining a development application on land zoned or reserved under the MRS:

- the purpose for which the land is zoned or reserved under the MRS;
- the orderly and proper planning of the locality; and
- the preservation of the amenities of the locality.

As stated previously, the site is zoned Urban under the MRS and reserved for 'Public Purpose' and 'Public Open Space' under LPS 2. The proposal will provide an essential piece of infrastructure for surrounding urban development.

The site is indicated for Urban development under the *South Metropolitan Peel Sub-Regional Planning Framework*. Although the WWPS is not specifically referenced in the Framework, the site abuts a wastewater main which is planned to be upgraded in future.

The endorsed Rivergums Local Structure Plan which guides development in the area has always intended the location be used for a permanent WWPS to replace the interim one located on Magenta Crescent.

Issues related to amenity (visual impact and potential odour) have been addressed via the design of the development and provision of odour treatment units. This is discussed further below.

Taking into consideration the above, the proposed development is considered to satisfactorily address the relevant factors listed under Clause 30.

Odour Considerations

WWPS facilities have the potential to create odour issues. This is typically based on their capacity and scale of waste being processed. The initial pump rate of the proposed facility will be 160 litres per second (L/s). This is planned to increase to 360 L/s around 2031 to cater for expected urban development. This increase will only require some minor internal modifications and adjustment of electronic controls. In around 2050, a second Type 350 pump station is to be constructed (shown indicatively on the submitted plans). The two stations will then have a combined pump rate of 500L/s.

The Environmental Protection Authority's *Guidance Statement 3 - Separation Distances between Industrial and Sensitive Land Uses* (GS3) provides advice on generic separation distances between industrial and sensitive land uses so as to avoid conflicts such as those related to health or amenity.

The shortest distance between the boundary of Lot 4000 and nearby residential development is approximately 80m.

With regard to waste water pumping stations, GS3 recommends a buffer distance of 30m for pump stations up to 180 L/s capacity and a 50m buffer for those up to 350 L/s capacity. Above 350 L/s a pumping station is considered 'major' and a buffer of 150m is advised. The applicant has advised of a willingness to accept an approval condition limiting total capacity to 350 L/s so as to remain within the 50m requirement. The planned expansion to 500 L/s capacity is not expected for approximately 30 years, by which time changes in policy and/or technology may render GS3 obsolete. It is therefore recommended a condition be imposed limiting total capacity to 350 L/s, with any further increase subject to a separate development approval.

Notwithstanding the recommendations of GS3, DWER has brought attention to past incidents elsewhere of odour complaints from residences over 200m from pumping stations. Although a complete assessment of all past odour incidents is not practical, the Water Corporation has advised of the following cases:

- Bibra Lake and Bennett Avenue stations: complaints were received following failures of the odour treating equipment, rather than from normal operation. The relevant infrastructure was replaced and no subsequent complaints received.
- Mandurah Terrace station; a Type 350 station (similar to that proposed here) is located on the Mandurah foreshore near Cicerello's Fish and Chips shop. It captures most of Mandurah's flows and incorporates various infrastructure specific to the station and location. This pump station has operated without complaint.
- Flora Street, Richmond Street, Brownell Crescent and Murdoch Drive pumping stations: Water Corporation installed infrastructure upgrades appropriate to the locations of these pump stations after a number of complaints were received. Since undertaking the works, there have been no complaints received at any of the sites.

The applicant advises the pumping station proposed for Baldivis will incorporate an odour filtration system to control odour. Should odour issues arise in future, Water Corporation has advised it will respond as required and potentially undertake infrastructure upgrades similar to those listed above.

DWER has recommended that Water Corporation provide a firm commitment and detail on how it proposes to respond to any potential future odour complaints. This is not considered necessary due to:

- Water Corporation's status as a public utility and its responsibility to address community concerns; and
- Its proven record in rectifying past odour issues.

It is considered that potential odour issues from the development have been adequately addressed for this proposal.

Visual Impact

The majority of the development will be located below natural ground level. The 3ML storage tank will be covered with a structural fill material (surfaced with topsoil and grass) approximately one metre higher than surrounding ground level and with side batters of 1:3. The pumping station will be located directly under the asphalt access road. Above ground electrical switchboard cabinets will be located towards the northern end of the lot. The ground surface above the pipeline will be rehabilitated to a pre-construction condition and vegetation encouraged.

The City has requested a condition for the preparation and implementation of a Landscape Management Plan and this is supported.

Drainage

The City advises that the existing drainage basin nearby (corner of Stillwater Drive and Baldivis Road) is subject to seasonal inundation and does not have capacity to accommodate additional flows. The City therefore does not support direct connection to the groundwater basin. It recommends using a small planting area adjacent to the hardstand to treat stormwater flow and retain groundwater and has recommended conditions for the preparation, implementation and maintenance of such works.

The City has recommended preparation and implementation of a landscaping plan partly to ensure the appropriate type and area of vegetation to serve the drainage function. The City also recommends preparation of a Dewatering Management Plan and obtaining of a Groundwater Extraction Licence from DWER prior to development. These conditions are supported.

Acid Sulfate Soils

DWER advises the site lies adjacent to an area with a high to moderate risk of acid sulfate soils (ASS) occurring within 3 metres of the surface. As the proposed construction is likely to disturb ASS and require dewatering of the site, DWER recommends imposition of a standard ASS condition on any approval. This is supported.

Bushfire Planning

The subject land is located within a bushfire prone area and therefore subject to *State Planning Policy 3.7 - Planning in Bushfire Prone Areas* (SPP 3.7). Under Planning Bulletin 111, a proposal may be exempt from a requirement for a Bushfire Attack Level (BAL) assessment if it is for essential infrastructure. An exemption can also apply where the proposal:

- does not result in the intensification of development;
- does not result in an increase of residents or employees;
- does not involve the occupation of employees on site for any considerable period of time.

Given the above, it is considered a BAL assessment is not required.

<u>Other</u>

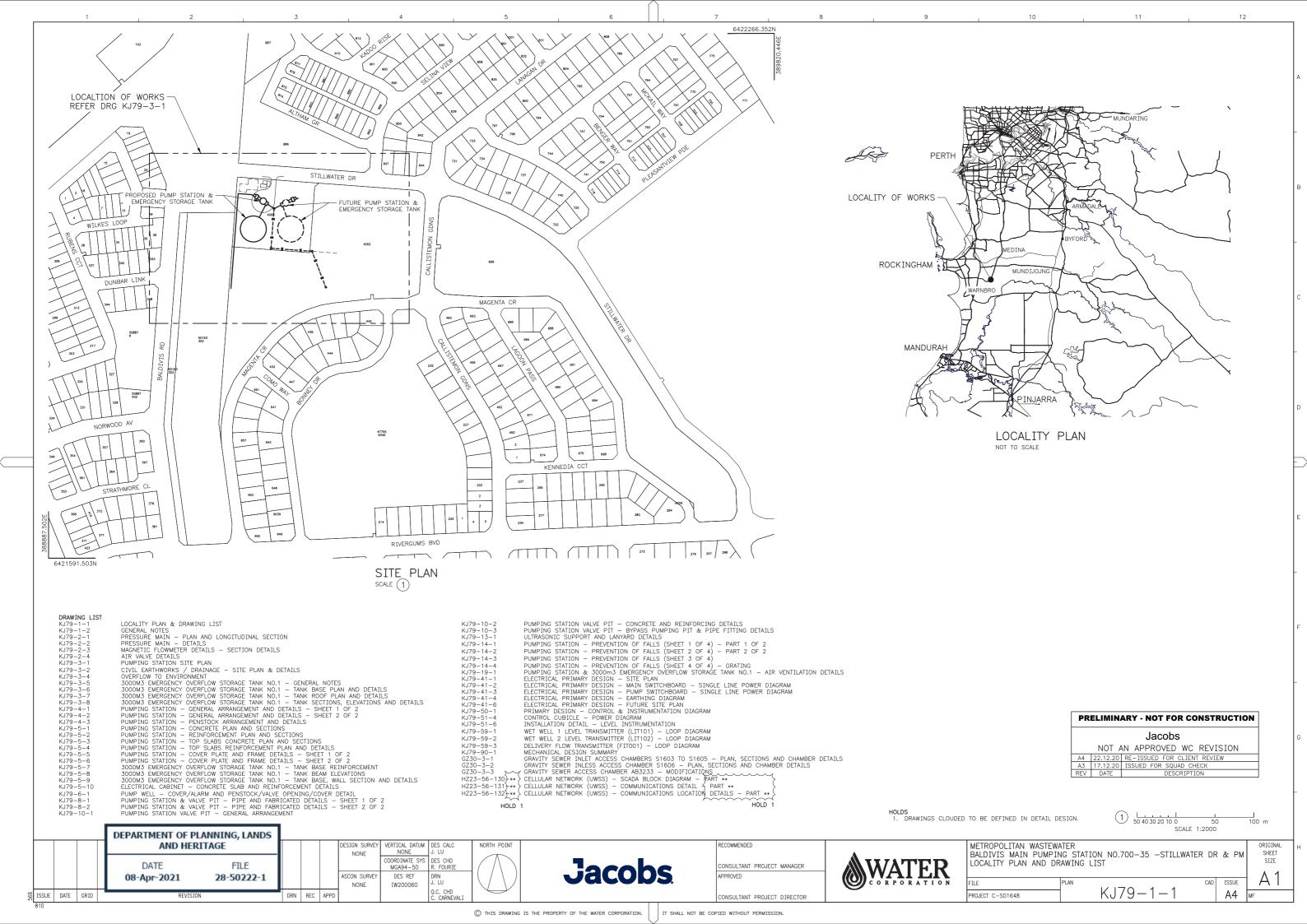
The City has also recommended conditions related to:

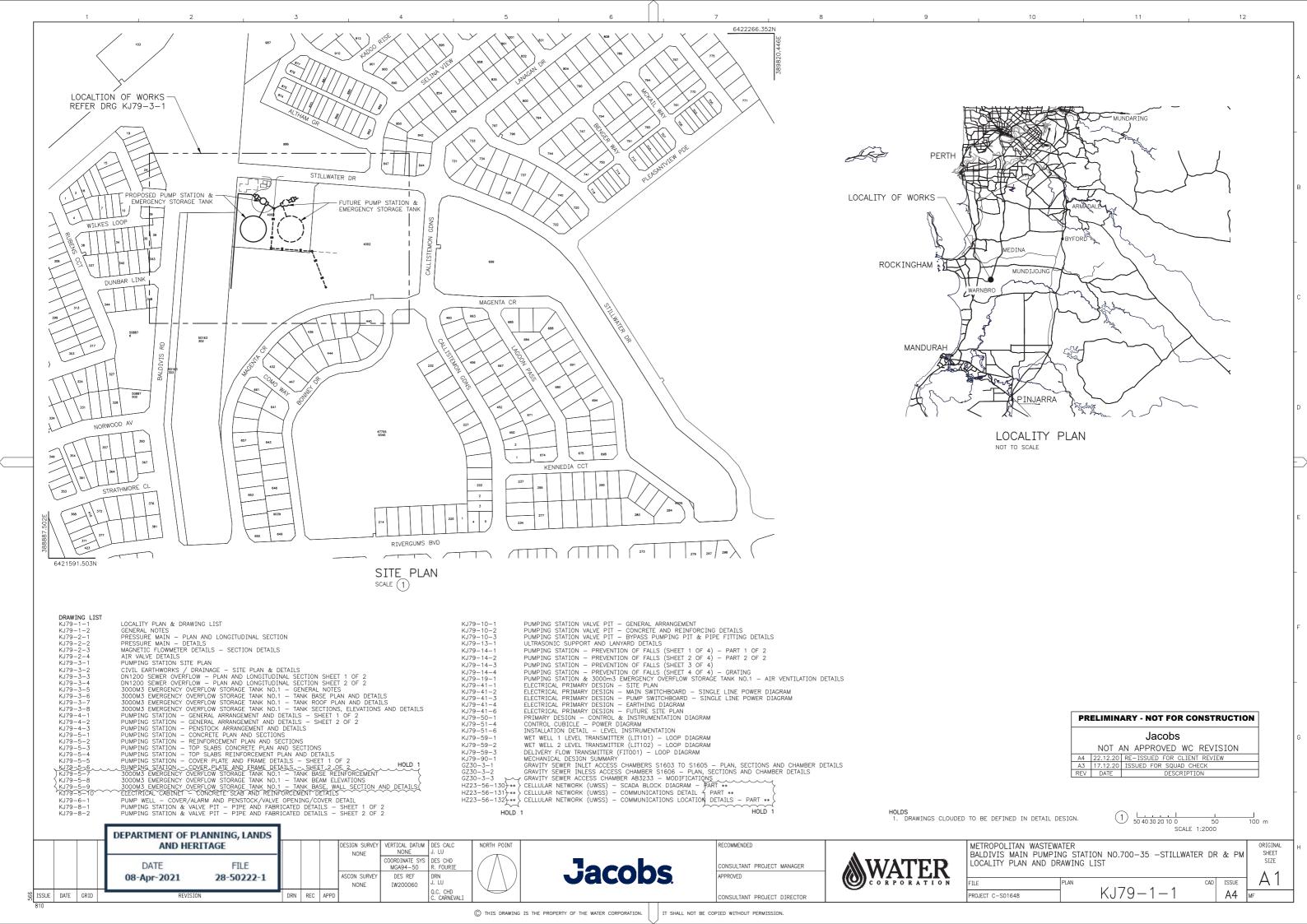
- creation of necessary easements for the existing and proposed infrastructure;
- retention of significant trees and shrubs;
- preparation and implementation of a Dust Management Plan and Construction Management Plan.

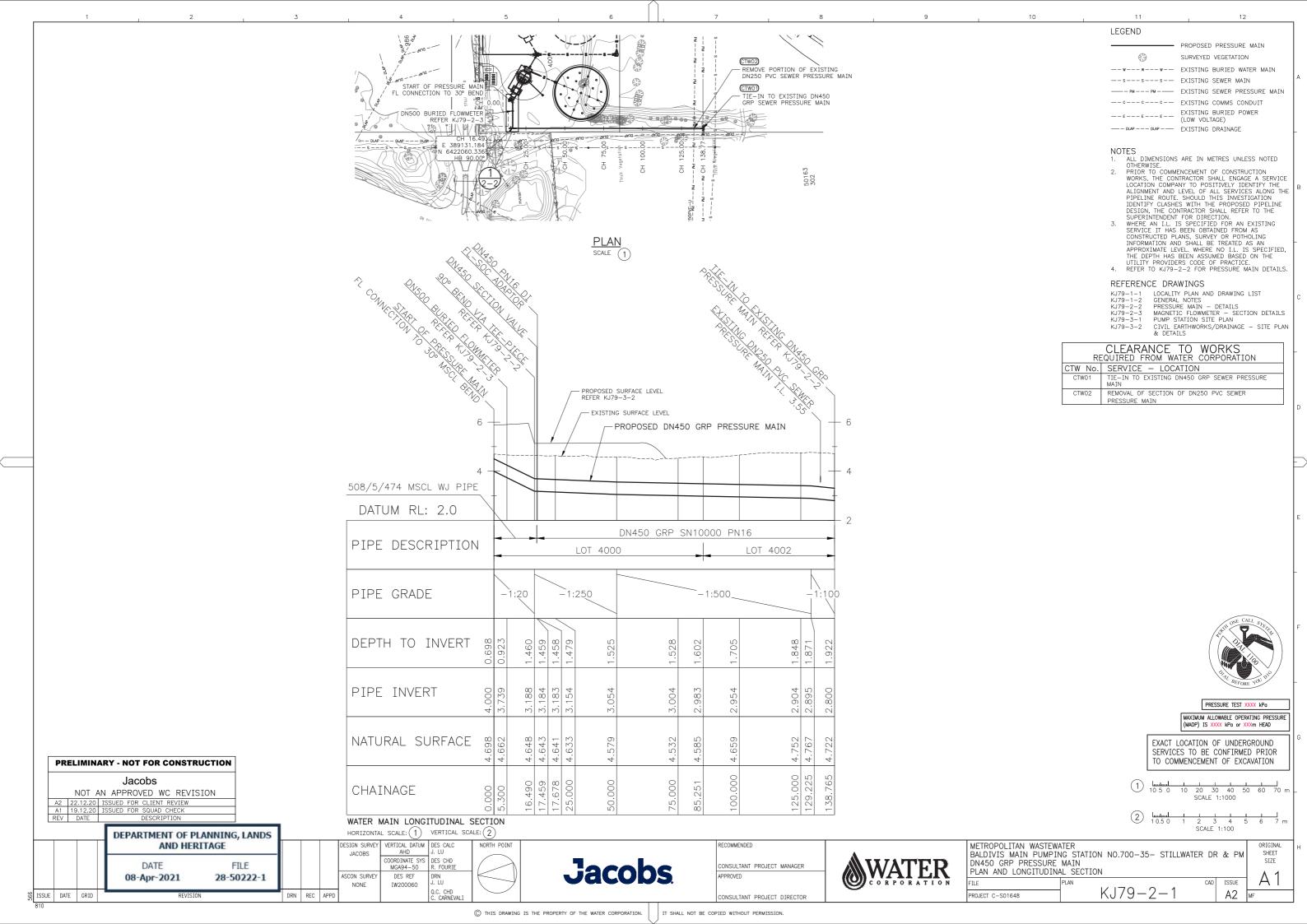
These are standard conditions and their imposition is supported.

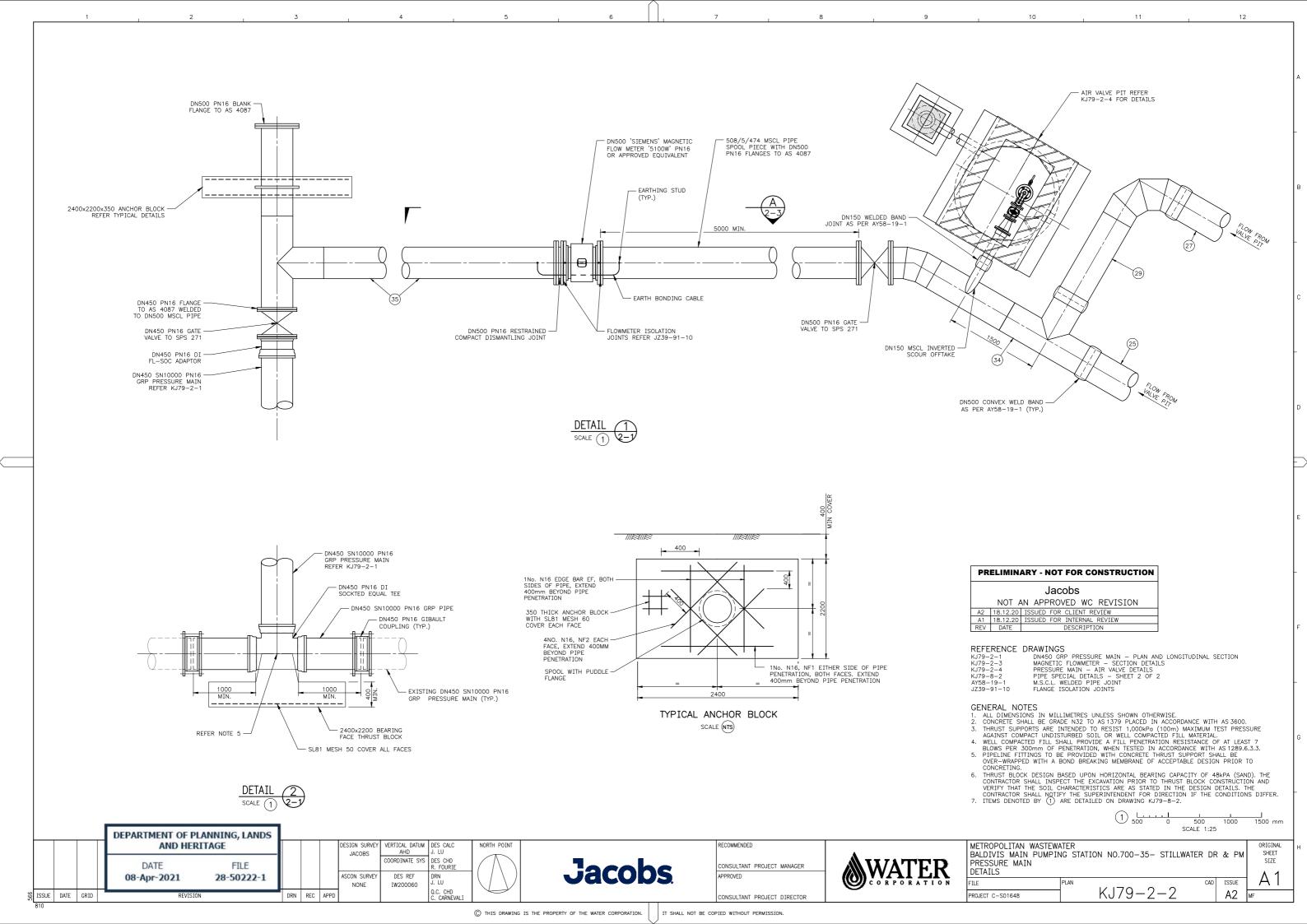
Conclusion:

The application is for essential infrastructure which complies with the strategic and statutory planning framework for the site. Potential issues relating to odour, visual amenity and drainage can be addressed via imposition of appropriate conditions. Conditional approval is recommended.



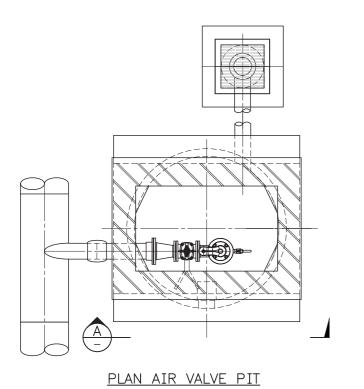


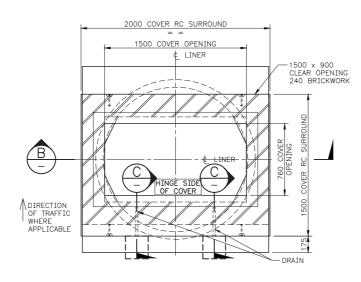




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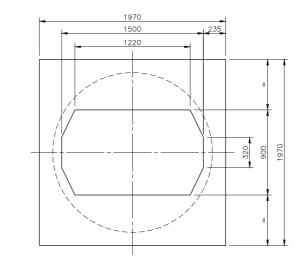
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. REFER TO DRG KJ79-3-1 FOR FLOWMETER LOCATION.
3. INSTALLATION OF FLOW METER SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. MAGNETIC FLOW METER INSULATED FLANGES NOTES:
4.1. CHECK FOR BURRS IN FLANGE BOLT HOLES.
4.2. AFTER INSULATED BOLT IS INSERTED INTO THE FLANGE, ONLY THE NUT SHOULD BE ALLOWED TO TURN.
4.3. INITIAL TESTING OF FLANGES CAN BE CARRIED OUT WITH THE USE OF A D.C. WELDER OR A GAS ELECTRONICS MODEL 601 INSULATION CHECKER.
4.4. INSULATED FLANGE SHALL BE INSTALLED IN ACCORDANCE WITH WATER CORPORATION STANDARD DRAWING JZ39-91-10.
5. THE MAGNETIC FLOW METER SHALL NOT BE BURIED UNTIL IT IS COMPLETELY WATER PROOFED.
6. MAGNETIC FLOW METER AND FLANGES TO BE COMPLETELY WRAPPED WITH BUTYL MASTIC TAPE AND PVC OVERLAP. NOTES REFERENCES PUMPING STATION SITE PLAN
PRESSURE MAIN — PLAN AND LONGITUDINAL SECTION
FLANGE ISOLATION JOINTS KJ79-3-1 KJ79-2-1 JZ39-91-10 MARKER POST REFER KA79-1-1 IF ZONE 'A' FILL IS NOT USED.—
THEN GRAVEL OR AGGREGATE
BACKFILL TO PROVIDE A MINIMUM
300mm FILL AROUND HEAD 1800x1200x10 HOT DIPPED -GALVANISED PROTECTION PLATE WITH LIFTING LUGS ELECTRICAL DANGER TAPE -DN500 PN16 RESTRAINED GEO-FABRIC DN400 MSCL PIPE (TYP.) -FLOWMETER ISOLATION JOINT REFER JZ39-91-10 ∇ FLOW - ELECTRICAL CONTINUITY BOND ACROSS MSCL PIPES 5000 MIN. STRAIGHT LENGTH 508/5/474 MSCL PIPE 2500 MIN. STRAIGHT LENGTH 508/5/474 MSCL PIPE - DN500 'SIEMENS' MAGNETIC FLOW METER '5100W' PN16 OR APPROVED EQUIVALENT DN500 FLANGE TO AS 4087 PN16 DRILLED FOR BOTH PIPE AND MAGNETIC FLOW METER (TYP.) DN400 MAGNETIC FLOW METER (DIRECT BURIED) **PRELIMINARY - NOT FOR CONSTRUCTION** Jacobs NOT AN APPROVED WC REVISION A2 22.10.20 ISSUED FOR CLIENT REVIEW
A1 20.10.20 ISSUED FOR SQUAD CHECK DEPARTMENT OF PLANNING, LANDS METROPOLITAN WASTEWATER
BALDIVIS MAIN PUMPING STATION NO.700-35- STILLWATER DR & PM AND HERITAGE NORTH POINT VERTICAL DATUM DES CALC RECOMMENDED DESIGN SURVEY ORIGINAL NONE DES CHD R. FOURIE COORDINATE SYS **Jacobs** SIZE MAGNETIC FLOWMETER DATE FILE CONSULTANT PROJECT MANAGER NONE SECTION DETAILS A 1 28-50222-1 ASCON SURVE DFS RFF APPROVED 08-Apr-2021 DRN J. LU CAD ISSUE NONE IW200060 KJ79-2-3 Α2 S ISSUE DATE GRID DRN REC APPD CONSULTANT PROJECT DIRECTOR PROJECT C-S01648 THIS DRAWING IS THE PROPERTY OF THE WATER CORPORATION. IT SHALL NOT BE COPIED WITHOUT PERMISSION.





<u>PLAN - PIT WITH ASSISTED LIFT ACCESS</u> <u>COVER AND FRAME</u>

FOR USE OTHER THAN IN ROADS, DRIVEWAYS AND CAR PARKS, USING RECTANGULAR ASSISTED LIFT COVER AND FRAME



PLAN CONVERSION SLAB FOR 3 PART CLASS D AND ASSISTED LIFT COVERS

- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

 VENT PIPE SHALL BE SN8 PLAIN PVC-U PIPE TO AS/NZS 1260.

 ONLY PRECAST REINFORCED CONCRETE COMPONENTS AUTHORISED BY THE WATER CORPORATION AND SELECTED BY THE DESIGNER TO MATCH ASSESSED SITE CONDITIONS SHALL BE PERMISSIBLE.

 CONCRETE SHALL BE GRADE N32 TO AS 1379 PLACED IN ACCORDANCE WITH
- AS 3600.

- CONCRETE SHALL BE GRADE N3Z TO AS 13/9 PLACED IN ACCORDANCE WITH AS 3600.

 REINFORCING STEEL TO BE NORMAL DUCTILE GRADE 500N TO AS/NZS 4671.

 GATE VALVES SHALL BE RESILIENT SEATED AND IN ACCORDANCE WITH SPS 272.

 ALL FLANGES AND FLANGE DRILLING SHALL COMPLY WITH AS 4087 PN16.

 DUCTILE IRON PIPE FITTINGS SHALL BE IN ACCORDANCE WITH SPS 106. SOCKETED FLEXIBLE JOINT D.I. PRESSURE MAIN FITTINGS SHALL MATCH AS/NZS 1477

 SERIES 2 PVC PIPE DIAMETER, EXCEPT WHERE OTHERWISE SHOWN.

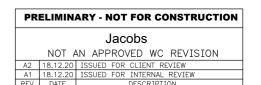
 SOIL, OTHER THAN SAND, AT VALVE PIT FOUNDATION LEVEL SHALL BE EXCAVATED TO A MIN. DEPTH OF 300mm BELOW PIT BLINDING LAYER FOR REFILL WITH SAND. FOUNDATION AND REFILL MATERIAL SHALL BE COMPACTED AS PIPE UNDERLAY TO A DENSITY RATIO NOT LESS THAN 92% OF MAXIMUM MODIFIED DRY DENSITY AS DETERMINED BY AS 1289.5.2.1, AS 1289.5.4.1 AND AS 1289.5.8.1

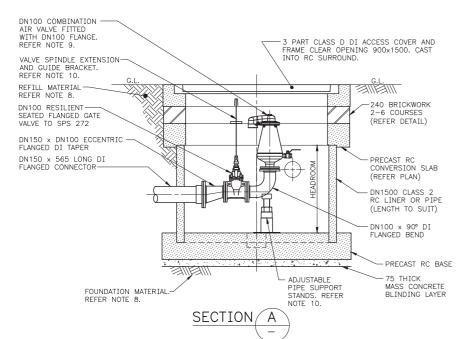
 AIR VALVES SHALL BE SELECTED BY THE DESIGNER FROM THE AUTHOTISED AIR VALVE PRODUCTS LISTED IN TABLE C OF THE STRATEGIC PRODUCTS REGISTER, SHALL BE RATED AT LEAST PN16 OR APPROVED FOUNDATENT AND SHALL HAVE AN INTEGRAL DN100 AS 4087 COMPLIANT CONNECTING FLANGE. AIR VALVE PIT DEPTH SHALL BE DESIGNED TO ACCOMMODATE SELECTED AIR VALVE AND VALVE CLEARANCE BELOW PIT COVER.
- OUVER.

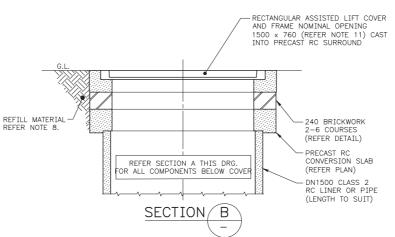
 O. REFER DRAWING CA01-1-4 FOR TYPICAL DETAILS OF ADJUSTABLE PIPE SUPPORT STANDS, VALVE SPINDLE EXTENSIONS AND VALVE SPINDLE GUIDE BRACKETS. THE DESIGNER SHALL INPUT PIPE SUPPORT HEIGHT 'H', PIPE SUPPORT CRADLE RADIUS PESIGNER SHALL INFOLENCE SUPPORT HEIGHT H, PIPE SUPPORT CRADLES
 'RZ' AND SPINDLE EXTENSION LENGTH 'L' TOGETHER WITH VALVE PIT LOCATIONS AND
 LEVELS AS REQUIRED IN TABLE

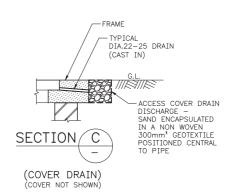
 11. ASSISTED LIFT COVER AND FRAME (MMR 21261) SHALL BE ACQUIRED FROM THE
 WATER CORPORATION.

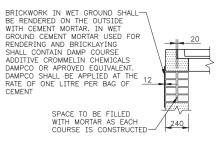
 12. PE ECCENTRIC SCOUR TEE SHALL BE CONFIGURED AS SHOWN ON DRAWING











BRICKWORK DETAIL



ORIGINAL SHEET

SIZE

A 1

DEPARTMENT OF PLANNING, LANDS AND HERITAGE DATE FILE 08-Apr-2021 28-50222-1 ISSUE DATE GRID

DESIGN SURVE VERTICAL DATUM DES CALC NORTH POIN COORDINATE SYS DES CHD NONE FOURT ASCON SURVE DFS RFF DRN J. LU IW200060

NONE

NONE

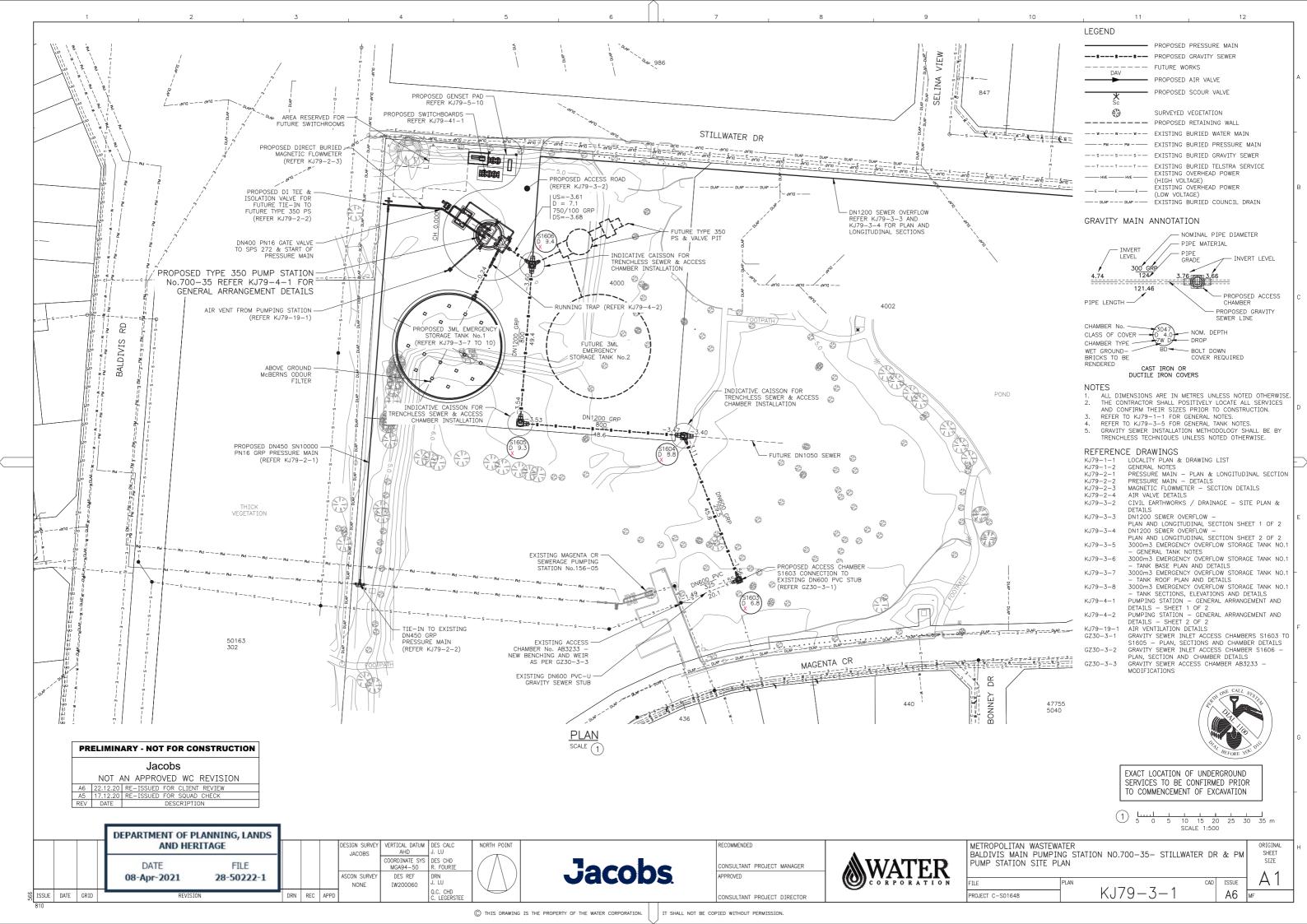
DRN REC APPD

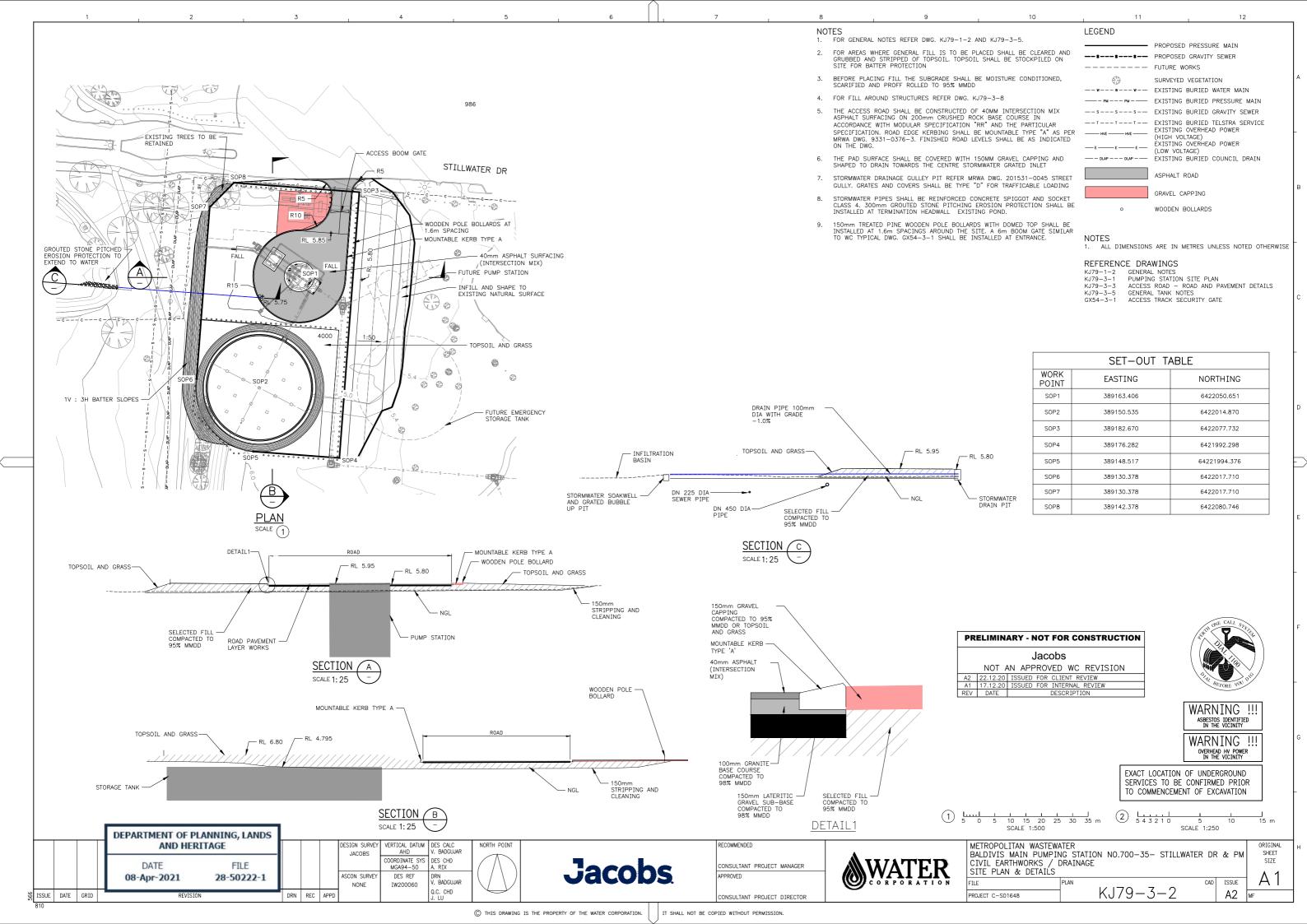
Jacobs

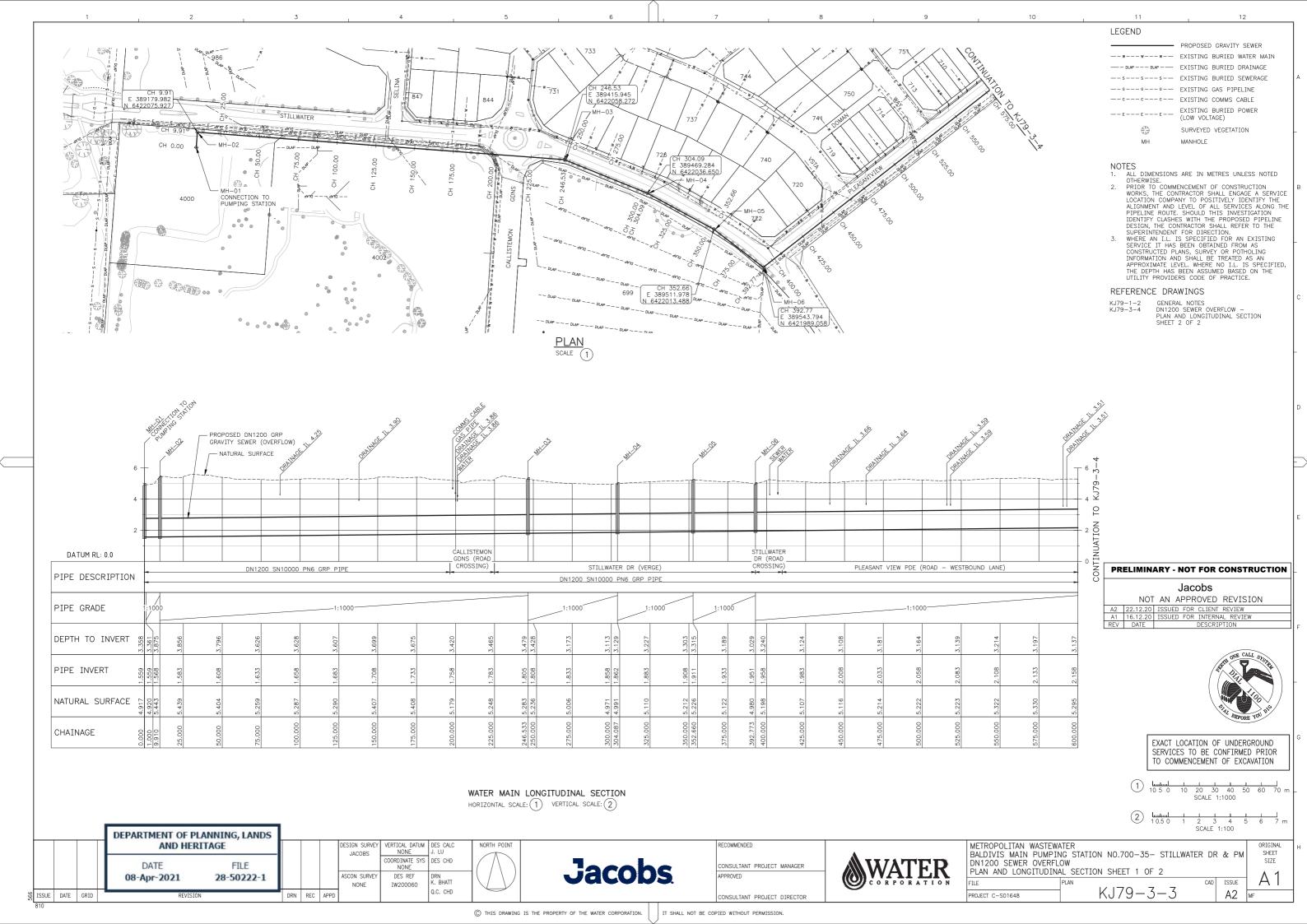
RECOMMENDED CONSULTANT PROJECT MANAGER APPROVED CONSULTANT PROJECT DIRECTOR

METROPOLITAN WASTEWATER
BALDIVIS MAIN PUMPING STATION NO.700-35 -STILLWATER DR & PM PRESSURE MAIN

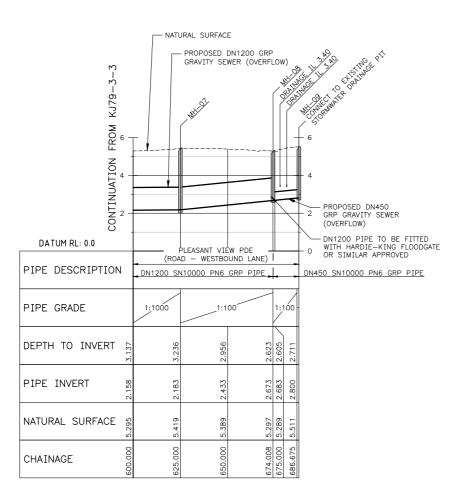
AIR VALVE DETAILS CAD ISSUE KJ79 - 2 - 4Α2 PROJECT C-S01648







>>0 ≥¥≡÷ CONNECT TO EXISTING DRAINAGE PIT <u>PLAN</u>



WATER MAIN LONGITUDINAL SECTION HORIZONTAL SCALE: (1) VERTICAL SCALE: (2)

DES CALC

DES CHD

DRN K. BHATT

Q.C. CHD

NORTH POINT

VERTICAL DATUM NONE

COORDINATE SYS

NONE

DES REF

IW200060

DESIGN SURVEY

JACOBS

ASCON SURVE

NONE

DRN REC APPD

DEPARTMENT OF PLANNING, LANDS

AND HERITAGE

FILE

28-50222-1

DATE

08-Apr-2021

g ISSUE DATE GRID

METROPOLITAN WASTEWATER
BALDIVIS MAIN PUMPING STATION NO.700-35- STILLWATER DR & PM DN1200 GRAVITY SEWER PLAN AND LONGITUDINAL SECTION SHEET 2 OF 2

CAD ISSUE KJ79 - 3 - 4Α2 PROJECT C-S01648

LEGEND

(T)

МН

REFERENCE DRAWINGS

KJ79-1-2 KJ79-3-3

- PROPOSED GRAVITY SEWER

SURVEYED VEGETATION

--w---w-- EXISTING BURIED WATER MAIN ------ EXISTING COMMS CABLE --E--E-E EXISTING BURIED POWER (LOW VOLTAGE)

MANHOLE

NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

2. PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS, THE CONTRACTOR SHALL ENGAGE A SERVICE LOCATION COMPANY TO POSITIVELY IDENTIFY THE ALIGNMENT AND LEVEL OF ALL SERVICES ALONG THE PIPELINE ROUTE. SHOULD THIS INVESTIGATION IDENTIFY CLASHES WITH THE PROPOSED PIPELINE DESIGN, THE CONTRACTOR SHALL REFER TO THE SUPERINTENDENT FOR DIRECTION.

3. WHERE AN I.L. IS SPECIFIED FOR AN EXISTING SERVICE IT HAS BEEN DETAILINE FROM AS CONSTRUCTED PLANS, SURVEY OR POTHOLING INFORMATION AND SHALL BE TREATED AS AN APPROXIMATE LEVEL. WHERE NO I.L. IS SPECIFIED, THE DEPTH HAS BEEN ASSUMED BASED ON THE UTILITY PROVIDERS CODE OF PRACTICE.

GENERAL NOTES DN1200 SEWER OVERFLOW — PLAN AND LONGITUDINAL SECTION SHEET 1 OF 2

PRELIMINARY - NOT FOR CONSTRUCTION

Jacobs NOT AN APPROVED REVISION

A2 22.12.20 ISSUED FOR CLIENT REVIEW A1 16.12.20 ISSUED FOR INTERNAL REVIEW REV DATE DESCRIPTION

RECOMMENDED **Jacobs** CONSULTANT PROJECT MANAGER APPROVED

CONSULTANT PROJECT DIRECTOR

THIS DRAWING IS THE PROPERTY OF THE WATER CORPORATION.

IT SHALL NOT BE COPIED WITHOUT PERMISSION.

EXACT LOCATION OF UNDERGROUND

SERVICES TO BE CONFIRMED PRIOR TO COMMENCEMENT OF EXCAVATION

10 5 0 10 20 30 40 50 60 70 r SCALE 1:1000

ORIGINAL SIZE Α1

- REINFORCEMENT
- THE LATEST MODULAR SPECIFICATIONS, WATER CORPORATION DESIGN STANDARDS AND DRAWINGS SHALL TAKE PRECEDANCE OVER THE NOTES DRAWINGS
- 2. ALL LEVELS ARE AUSTRALIAN HEIGHT DATUM (AHD)
- HORIZONTAL DATUM USED MGA 94 (50)
- ALL DIMENSIONS ARE IN METERS UNO
- DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONITION
- REFER TO RELEVANT GEOTECHNICAL AND GROUNDWATER REPORTS FOR IN-SITU MATERIAL INFORMATION
- REFORE EXCAVATION OF ANY COMPONENT OF THE WORKS THE CONTRACTOR SHALL DETECT AND MARK THE LOCATION OF ALL UNDERGROUND SERVICES
- DESIGN DRAWINGS SHALL NOT BE SCALED. ANY DISCREPANCIES WITHIN THE DOCUMENTATION SHALL BE REFERRED TO THE PRINCIPAL FOR CLARIFICATION BEFORE PROCEEDING
- CAST-IN LIFTING INSERTS FOR PRECAST CONCRETE SLABS TO BE DESIGNED AND SPECIFIED BY AN APPROPRIATE ENGINEER AND INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS IN ACCORDANCE WITH THE NATIONAL CODE OF PRACTICE FOR PRECAST AND CONCRETE ELEMENTS IN BUILDING CONSTRUCTION.
- 10. THE CONTRACTOR SHALL DESIGN ADDITIONAL REINFORCEMENT FOR ALL PRECAST COMPONENTS FOR DEMOULDING, LIFTING AND HANDLING.

GENERAL PIPING NOTES

- INVERT LEVELS SHOWN ON LONGITUDINAL SECTIONS ARE TO BE ADHERED TO UNLESS ON-SITE CONDITIONS DETERMINE THAT COVER AND/OR GRADE CANNOT BE ACHIEVED. CHANGES REQUIRE PRIOR APPROVAL OF THE PRINCIPAL. THE PIPELINE MINIMUM GRADE IS 1 IN 500 UNO ON THE DRAWINGS.
- PIPELINES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFICATION. MANUFACTURER'S RECOMMENDATIONS AND WATER CORPORATION DESIGN STANDARDS. ANY DEVIATION SHALL BE SUBJECT TO ACCEPTANCE BY THE PRINCIPAL
- 3. ALL MEMBERS OF PIPE LAYING CREW TO BE ACCREDITED IN PIPE LAYING THROUGH A PIPE LAYING ACCREDITATION COURSE OR EQUIVALENT FOR THAT PIPE MATERIAL.
- PIPEWORK "AS CONSTRUCTED" INFORMATION IS TO BE RECORDED PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE SPECIFICATION.
- REFER TO THE SPECIFICATION REGARDING ADDITIONAL ALLOWANCES FOR DISCREPANCIES IN HORIZONTAL AND VERTICAL ALIGNMENT.
- 6. THE CONTRACTOR SHALL ENSURE ALL OPEN TRENCHES ARE STABLE AT ALL TIMES.
- GRP PIPE SUPPLY AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE GRP
- THRUST BLOCKS SHALL BE PROVIDED AT ALL PIPE BENDS AND BLINDS ON PIPES WITH FLEXIBLE COUPLINGS AND/OR JOINTS

FORMWORK

- ALL FORMWORK, FALSEWORK, FINISHES AND STRIPPING WORK SHALL COMPLY WITH THE CONCRETE PROJECT SPECIFIC SPECIFICATION 'CONS' AND AS3610
- ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 20mm x 20mm CHAMFER UNLESS NOTED OTHERWISE
- ALL SURFACES SHALL BE FINISHED AS PER CONCRETE PROJECT SPECIFIC SPECIFICATION 'CONS' SECTION 7

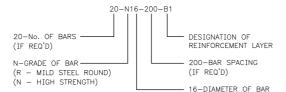
- THE REINFORCEMENT DENOTATION ON THE DRAWINGS IS AS FOLLOWS: N - DENOTES HIGH STRENGTH DEFORMED BARS GRADE D500N TO AS/NZS4671
- UNLESS NOTED OTHERWISE R-DENOTES MILD STEEL ROUND BARS GRADE 250 TO AS AS/NZS 4671 RL OR SL-DENOTES WELDED WIRE FABRIC (MESH) GRADE D500L TO AS/NZS 4671 Tm-DENOTES TRENCH MESH GRADE D500L TO AS/NZS 4671 N10 REINFORCEMENT MAY BE GRADE, D500N OR D500L
- SPLICES IN REINFORCEMENT SHALL BE PROVIDED IN THOSE POSITIONS SHOWN ON THE DRAWINGS. MINIMUM LAP LENGTHS SHALL BE AS SHOWN ON THE DRAWINGS. ANY LAP LENGTH NOT SPECIFIED ON THE DRAWINGS SHALL BE AS TABLED BELOW:

BAR SIZE	LAP LENGTH (mm)	COG STRAIGHT EXTENSION (mm)
N12	500	170
N16	650	210
N20	900	250
N24	1100	300
N28	1300	350
N32	1600	400
TRENCH MESH	500	_

- SPLICES IN REINFORCING FABRIC SHOULD BE OVER LAPPED NOT LESS THAN ONE MESH SPACING PLUS 25mm. LAPS AND SPLICES SHOULD BE MADE ONLY IN THE POSITIONS AND TO THE DIMENSIONS SHOWN OR NOTED ON THE DESIGN OR STANDARD DRAWINGS LAPS TO BE STAGGERED WHEREVER POSSIBLE. WHERE BARS WITH DIFFERENT DIAMETERS LAP, THE LAP LENGTH FOR THE SMALLER BAR DIAMETER SHALL APPLY
- ALL REINFORCING BARS SHALL BE STRAIGHT UNLESS SHOWN OTHERWISE ON THE DRAWINGS. WHERE COGS ARE SHOWN ON THE DRAWINGS, THE COG LENGTH SHALL BE IN ACCORDANCE WITH THE ABOVE TABLE UNLESS NOTED OTHERWISE
- REINFORCING BARS SHALL BE EQUALLY SPACED UNLESS SHOWN OTHERWISE ON TH DRAWINGS. WHERE REINFORCEMENT IS TO BE EPOXIED INTO CONCRETE, USE HILTI HIT RE-500 V3 OR APPROVED EQUIVALENT IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. EMBEDMENT DEPTH TO BE SPECIFIED ON THE DRAWINGS. CLEAN OUT HOLES THOROUGHLY BEFORE INSERTING EPOXY
- COVER TO REINFORCEMENT U.N.O: TANK BASE AND SLAB 60mm TOP, 80mm BOTTOM TOPPING SLAB 50mm TOP 60mm TO LIGS UNO 60mm INTERNAL, 70mm EXTERNAL 70mm ALL FACES 50mm TOP, 80mm BOTTOM COLUMNS & BEAMS WALLS THRUST BLOCKS ACCESS CHAMBER SLABS

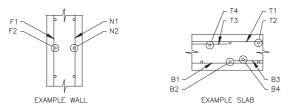
ACCESS CHAMBER WALLS

- CONCRETE REINFORCEMENT SHALL BE SUPPORTED ON MAX FRANK PREMIUM SPACERS, REFER CONCRETE PROJECT SPECIFIC SPECIFICATION 'CONS' SECTION 9.5
- REINFORCEMENT REFERENCE CODE AS FOLLOWS:



50mm INTERNAL, 70mm EXTERNAL

EXPLANATION OF NOTATION FOR. REINFORCEMENTS



- AT ALL RE-ENTRANT CORNERS INCLUDING PENETRATIONS IN SLARS AND WALLS ADDITIONAL REINFORCEMENT SHALL BE PLACED DIAGONALLY AND CENTRALLY ACROSS THE CORNER FOR EACH LAYER OF REINFORCEMENT AS SPECIFIED ON THE DESIGN DRAWING
- 11. WELDING OF REINFORCEMENT IS NOT PERMITTED UNLESS NOTED ON THE DESIGN DRAWINGS

CONCRETE

- "TOC" DENOTES THE TOP OF THE CONCRETE FINISHED SURFACE BEFORE GROUTING
- ALL CONCRETE SHALL BE PREPARED IN ACCORDANCE WITH THE CONCRETE PROJECT SPECIFIC SPECIFICATION. 'CONS'
- EXPOSURE CLASSIFICATIONS (TO SECTION 4 AS3600, SECTION 4 AS5100.5 AND SECTION 4 AS3755) INTERNAL EXPOSED SURFACES

CONCTETE MIXES WHERE NOT NOTED ON DRAWINGS SHALL BE AS PER CONCRETE PROJECT SPECIFIC SPECIFICATION 'CONS'

ELEMENT	MIX TYPE	MAXIMUM SLUMP	AGGREGATE	CONCRETE GRADE
TOPPING SLAB	5	80mm	10mm	S50LH
COLUMNS/WALLS	4	120mm	20mm	S50LH
TANK BASE	3	80mm	20mm	S50LH

- ADDITIVES SHALL NOT BE USED IN THE MIX WITHOUT PRIOR APPROVAL OF THE PRINCIPAL
- CONCRETE POUR SEQUENCES SHALL BE APPROVED BY THE PRINCIPAL PRIOR TO CONCRETE
- CONCRETE CURING PROCEDURES SHALL BE APPROVED BY THE PRINCIPAL PRIOR TO POURING CONCRETE AND SHALL BE IN ACCORDANCE WITH THE CONCRETE PROJECT SPECIFIC
- THE MAXIMUM FREE FALL OF CONCRETE DURING PLACING SHALL NOT EXCEED 2.5 METRES WITHOUT APPROVAL OF THE PRINCIPAL. BEYOND THIS, SUITABLE CHUTES SHALL BE USED
- ALL CONSTRUCTION AND MOVEMENT JOINTS SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS. ANY ADDITIONAL CONSTRUCTION JOINTS ARE TO BE APPROVED BY THE PRINCIPAL PRIOR TO POURING CONCRETE
- BLINDING CONCRETE (50mm MINIMUM THICKNESS) OR A WATERPROOF MEMBRANE (0.2n THICK FORTECON OR SIMILAR APPROVED MEMBRANE) SHALL BE PLACED UNDER ALL FOOTINGS AND SLABS WHERE THE MINIMUM PLAN DIMENSION IS GREATER THAN 1500mm, AND ELSEWHERE WHERE SHOWN ON THE DRAWINGS. MINIMUM BLINDING CONCRETE STRENGTH SHALL BE 15MPA. ALL JOINTS TO BE FULLY TAPED
- ALL CONCRETE, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CONCRETE PROJECT SPECIFIC SPECIFICATION 'CONS', AS 3600, AS 5100.5 & AS 3735
- BEFORE POURING CONCRETE, THE CONTRACTOR SHALL VERIFY REQUIREMENTS FOR ALL EMBEDDED $\,$ ITEMS, HOLDING DOWN BOLTS, PENETRATIONS ETC.
- ALL SURFACE FINISHES AND TOLERANCES SHALL BE FINISHED IN ACCORDANCE WITH THE CONCRETE PROJECT SPECIFIC SPECIFICATION 'CONS' UNLESS NOTED OTHERWISE ON THE DRAWINGS
- MINIMUM CONCRETE STRIPPING TIMES SHALL BE AS DEFINED IN CONCRETE PROJECT SPECIFIC SPECIFICATION 'CONS'
- THE SIZE OF CONCRETE ELEMENTS AS DENOTED IN THE DRAWINGS DOES NOT INCLUDE THE THICKNESS OF ANY APPLIED FINISHES.
- CONCRETE SHALL BE CURED AS PER SECTION 10.5.9 OF CONCRETE PROJECT SPECIFIC SPECIFICATION 'CONS'.
- 17. ALL CONCRETE SHALL BE VIBRATED.

CONSTRUCTION JOINT PREPARATION

- FOR HORIZONTAL JOINTS, THE SURFACE OF THE CONCRETE SHALL BE PREPARED BY GREEN CUTTING (USING HIGH VELOCITY AIR/WATER JETS OR VIGOROUS WIRE BRUSHING) TO REMOVE ALL LAITANCE AND INFERIOR SURFACE CONCRETE AFTER THE CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT LOOSENING OF ANY AGGREGATE WHICH IS NOT REMOVED. THE TIME DURING WHICH GREEN CUTTING IS FEASIBLE MAY BE EXTENDED BY THE APPLICATION OF A SURFACE RETARDER
- FOR OTHER THAN HORIZONTAL JOINTS A RETARDER SHALL BE USED TO PREPARE THE JOINT. IMMEDIATELY ON REMOVAL OF THE FORMWORK THE SURFACE SHALL BE PREPARED IN A SIMILAR MANNER TO HORIZONTAL JOINTS

PENETRATION AND CAST-IN ITEMS

- WHERE PENETRATIONS OR CAST-IN ITEMS DISPLACE REINFORCEMENT, THE ARRANGEMENT OF THE REINFORCEMENT SHALL BE APPROVED BY THE PRINCIPAL UNDER NO CIRCUMSTANCES IS THE REINFORCEMENT TO BE DISPLACED INTO THE COVER ZONE OR ALLOWED TO BE IN CONTACT WITH ANY PENETRATION OR CAST IN ITEM
- NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE MADE IN THE CONCRETE WITHOUT APPROVAL OF THE PRINCIPAL
- ALL EMBEDDED STEELWORK OTHER THAN REINFORCEMENT SHALL BE GRADE 250 OR 300 AND SHALL BE HOT DIPPED GALVANISED TO AS4680 AFTER FABRICATION UNLESS NOTED OTHERWISE
- AS A MINIMUM AT ALL PENETRATIONS AND RE-ENTRANT CORNERS, SUPPLY RE-ENTRANT BARS. PROVIDE 2 N16 \times 1400mm LONG ON EACH LAYER OF REINFORCEMENT UNLESS NOTED OTHERWISE ON THE DRAWINGS

DESIGN CRITERIA

- 1. THE ASA DESIGN STANDARDS APPLYING TO THE STRUCTURAL WORK SHOWN THE ASA DESIGN STANDARDS APPLYING TO THE STRUCTURAL WORK SHOW ON THESE DRAWINGS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO: AS/NZS 1170.1-2002 GENERAL PRINCIPLES AS/AZS 1170.2-2011 IND ACTIONS AS/NZS 1170.4-2007 EARTHQUAKE ACTIONS AS 3600-2018 CONCRETE STRUCTURES AS 4100-1998 STEEL STRUCTURES FOR RETAINING LIQUID INTS 3106-2009 DESIGN OF CONCRETE STRUCTURES FOR THE GENERAL PRINCIPLES
 PERMANENT, IMPOSED AND OTHER ACTIONS
 WIND ACTIONS
 EARTHOUAKE ACTIONS
 CONCRETE STRUCTURES
 STEEL STRUCTURES
 CONCRETE STRUCTURES FOR RETAINING LIQUIDS
 DESIGN. DE CONCRETE STRUCTURES FOR THE NZS 3106-2009 CONCRETE STRUCTURES FOR THE
- ROOF HAS BEEN DESIGNED FOR A 1.5 kPa LIVE LOAD DURING CONSTRUCTION OF TOPPING SLAB. ROOF HAS BEEN DESIGNED FOR A LIVE LOAD OF 10kPa TO COVER THE USE OF A 3T ROLLER DURING BACKFILL OPERATIONS AND 3T TRACTOR DURING MAINTENANCE OPERATIONS

STORAGE OF LIQUIDS.

3. EARTHQUAKE LOAD: HAZARD FACTOR 0.09 SITE SUB-SOIL CLASS Ce PROBABILITY FACTOR: 1.8 ULS/1.3 SLS FARTHOUAKE DESIGN CATEGORY: II

SITE PREPARATION/GEOTECHNICAL

1. THE ALLOWABLE BEARING PRESSURE FOR PREPARED FOUNDATIONS IS

TESTING

1. TESTING OF TANK IN ACCORDANCE WITH AS3735 AND DS61...

LEGEND

CONSTRUCTION JOINT DIMN - DIMENSION DPM - DAMP PROOF MEMBRANE DRG - DRAWING
FGL - FINISHED GROUND LEVEL IJ - ISOLATION JOINT - DOWELLED CONSTRUCTION JOINT - DOWELLED EXPANSION JOINT

HD - HOLDING DOWN ID - INSIDE DIAMETER IL - INVERT LEVEL

MS - MILD STEEL OD - OUTSIDE DIAMETER OD - OUTSIDE DIAMETER
RL - REDUCED LEVEL
SCJ - SLAB CONSTRUCTION JOINT
TOC - TOP OF CONCRETE

TOS - TOP OF STEEL TWL - TOP WATER LEVEL TYP - TYPICAL WCJ - WALL CONSTRUCTION JOINT

WP - WORK POINT WPM - WATERPROOF MEMBRANE

SIZE A 1

DEPARTMENT OF PLANNING, LANDS AND HERITAGE DATE FILE 28-50222-1 08-Apr-2021 ISSUE DATE GRID

A2 22.12.20 ISSUED FOR CLIENT REVIEW

PRELIMINARY - NOT FOR CONSTRUCTION

NOT AN APPROVED WC REVISION

ISSUED FOR SQUAD CHECK

DESIGN SURVEY VERTICAL DATUM DES CALC NORTH POINT MOLONY NONE OORDINATE SYS DES CHD NONE I. O'CONNOR ASCON SURVE DFS RFF . MOLONY NONE IW200060 .C. CHD DRN REC APPE

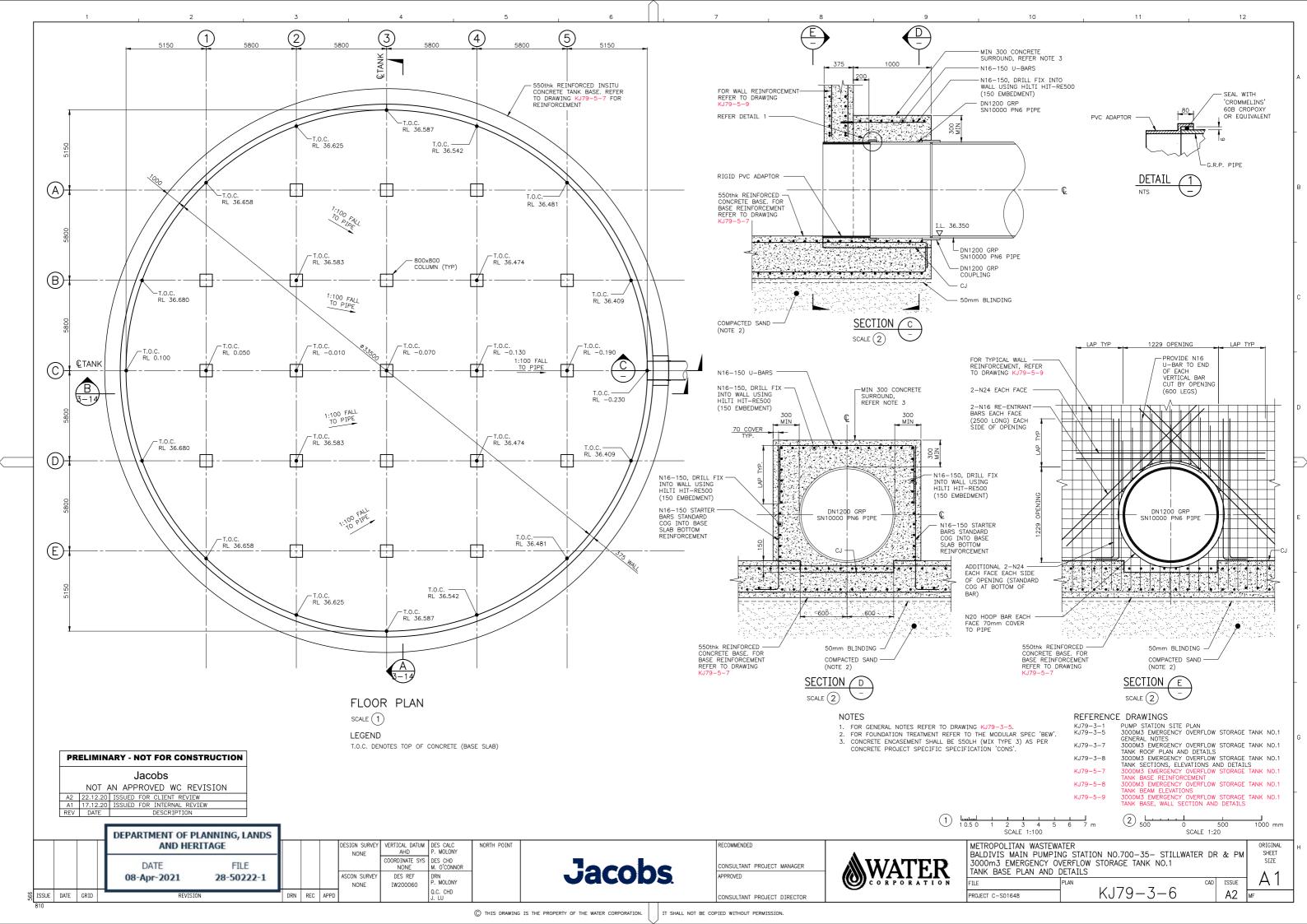
Jacobs

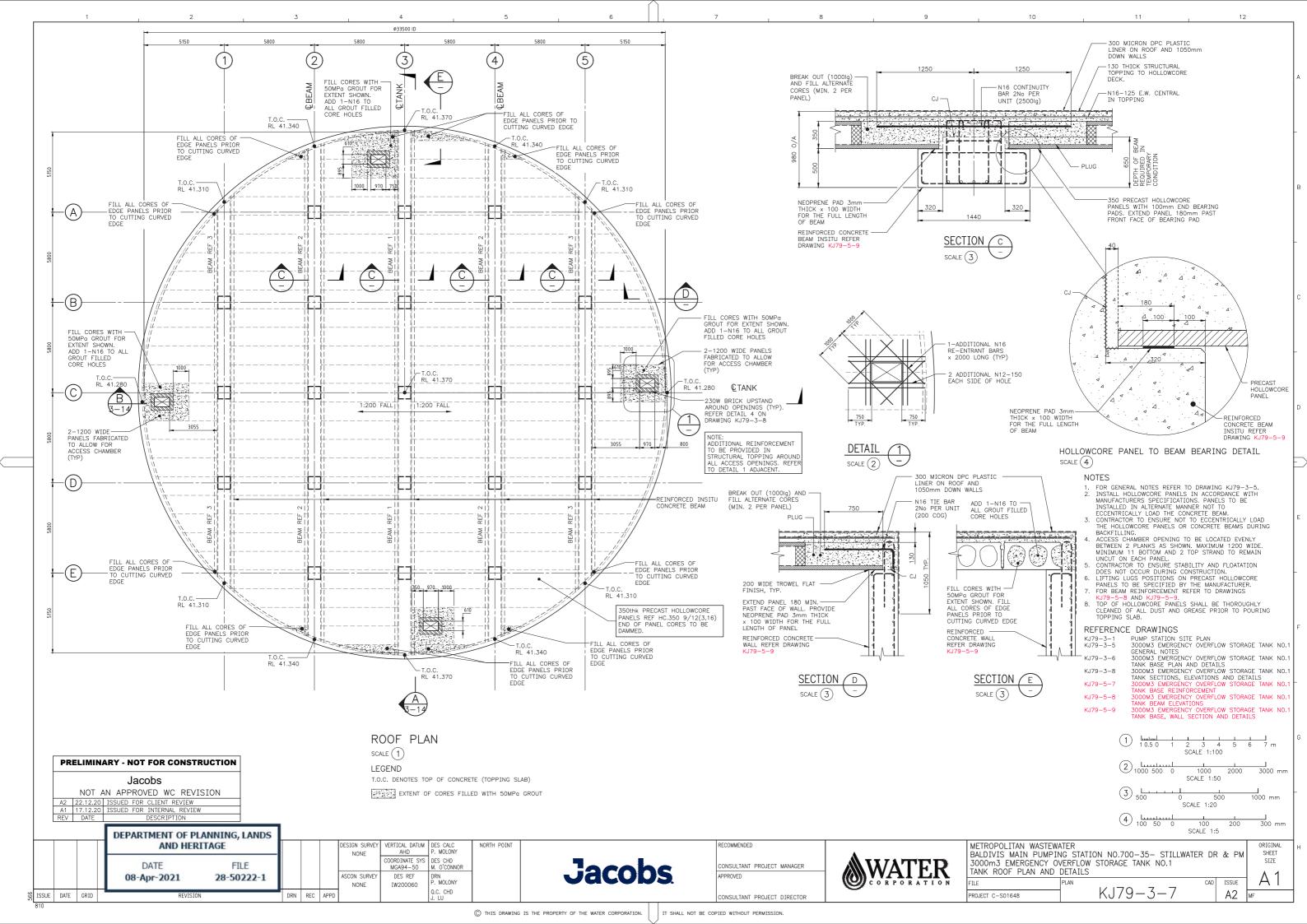
CONSULTANT PROJECT MANAGER APPROVED CONSULTANT PROJECT DIRECTOR

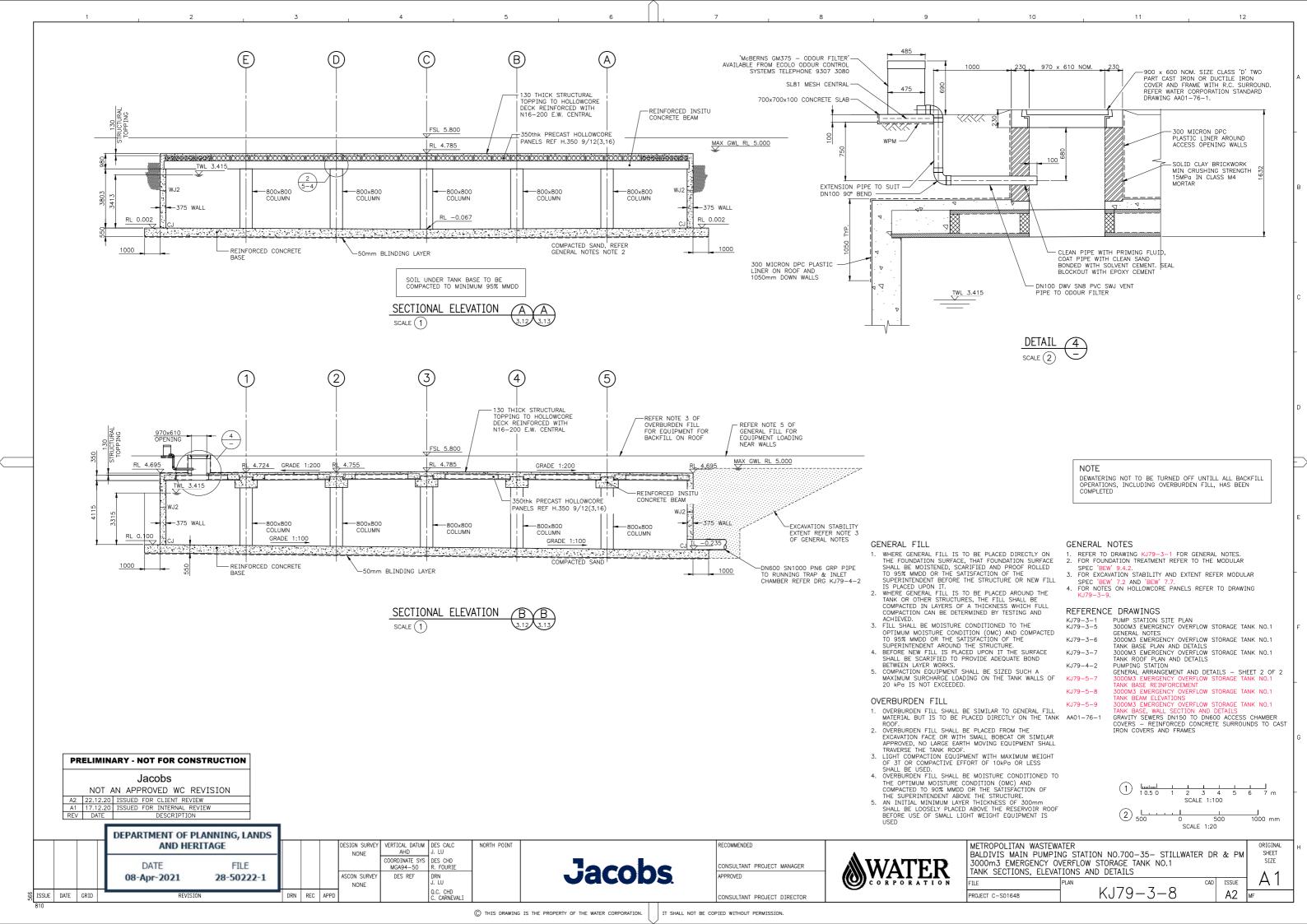
METROPOLITAN WASTEWATER

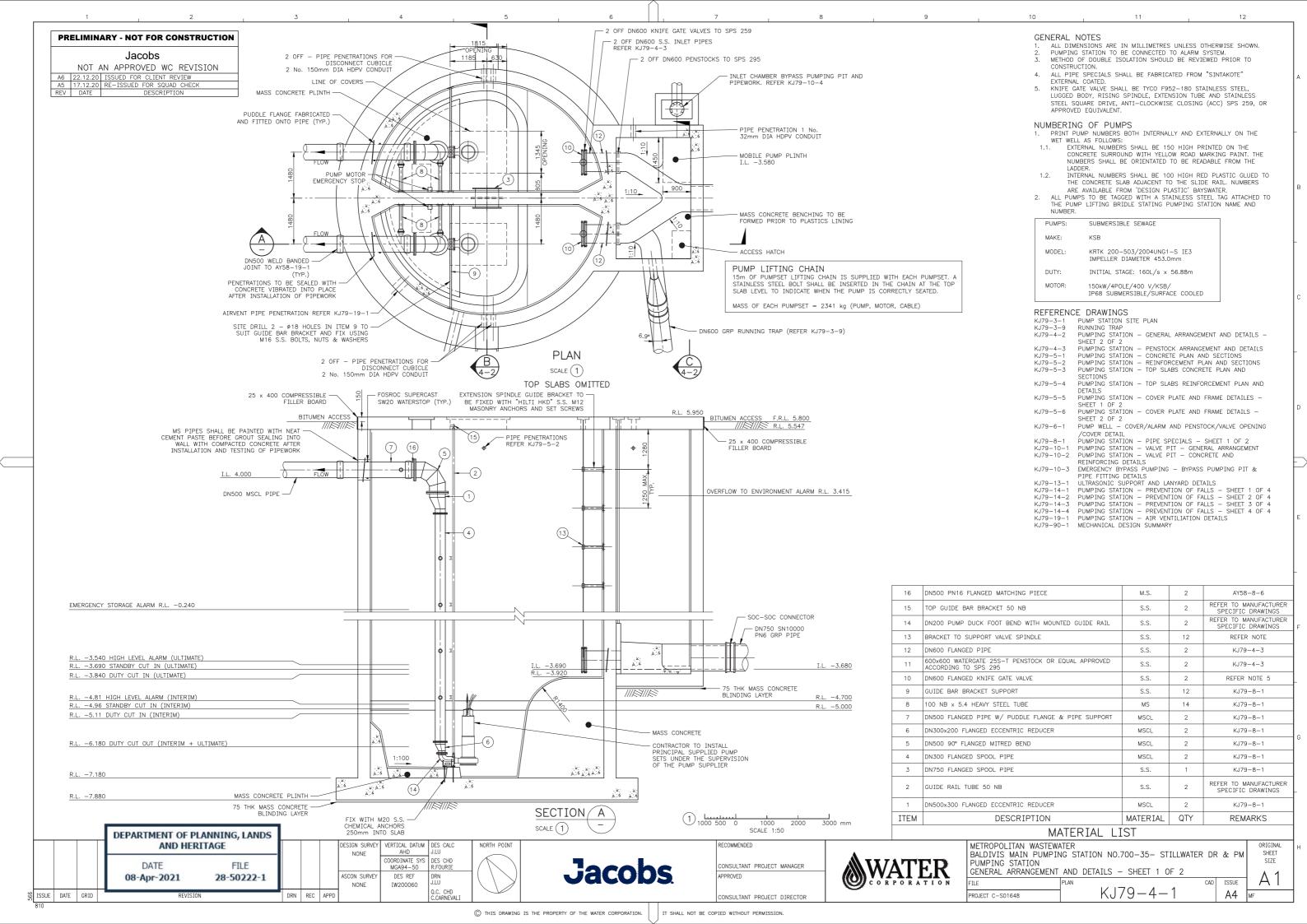
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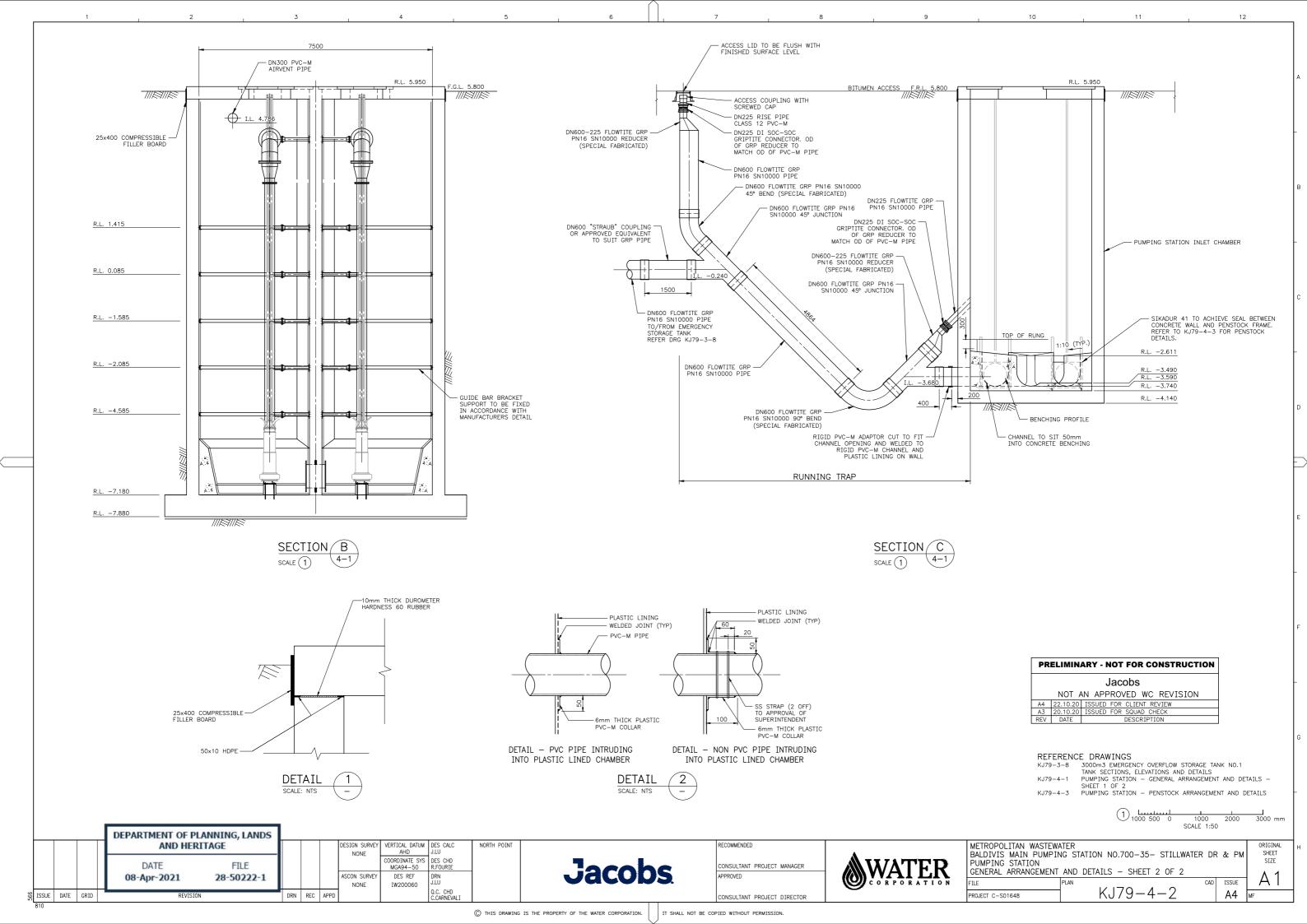
RECOMMENDED









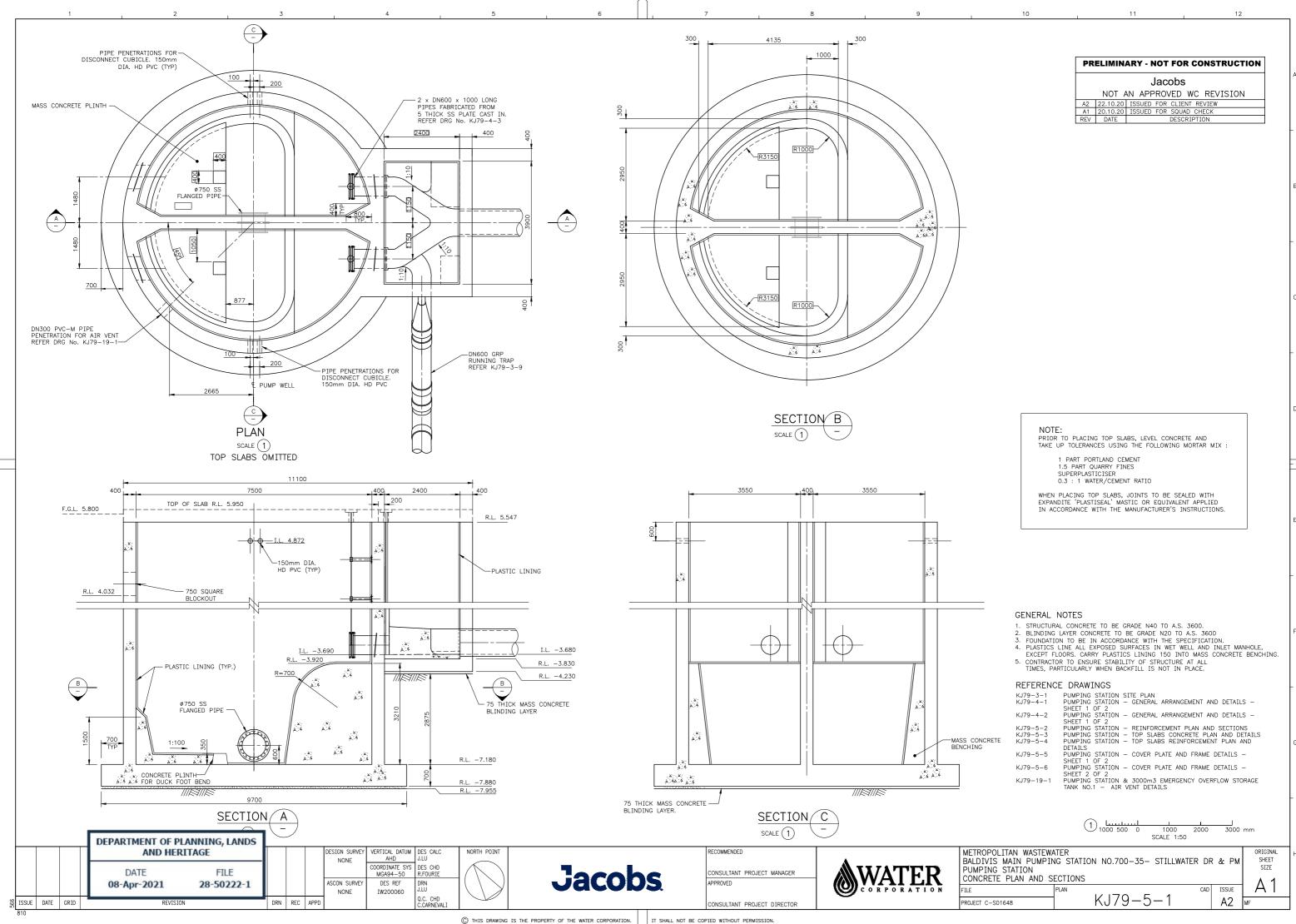


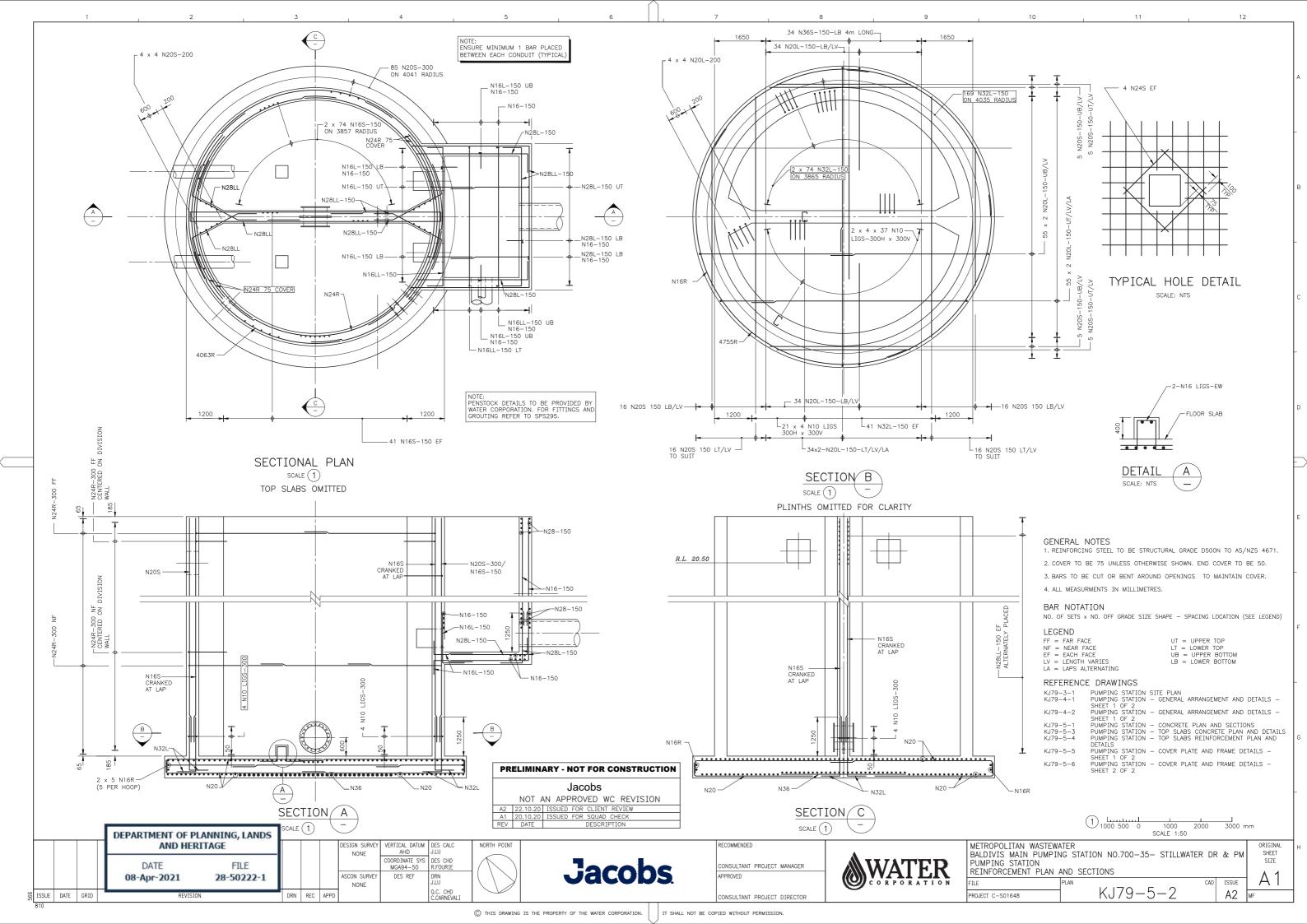
GENERAL NOTES 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
ALL STEELWORK FABRICATION AND ERECTION COMPLY WITH AS 4100.
ALL STAINLESS STEEL (SS) IS A.I.S.I. GRADE T316L, ALL SS PLATE,
SHEET AND STRIP COMPLY WITH ASTM A240M GRADE 316. STAINLESS STEEL
CONSUMABLES SHALL BE AISI 316L SI. AFTER WELDING ALL WELD SPLATTER AND OXIDE
ARE REMOVED AND ALL WELDS PICKLED.
ALTERNATIVE PROPRIETARY PRODUCTS OR BRANDS MAY BE USED IF ACCEPTED
BY THE SUPERINTENDENT. THE PENSTOCK DRAWING SHOWS THE GENERIC DETAIL OF THE PENSTOCK MODEL ONLY. THE DETAIL OF MODEL AND FIXING DETAIL CONFIRMED WITH THE SUPPLIER. PUDDLE FLANGE FABRICATED FROM 5 THICK S.S. R FLANGE
INSTALLED WITH
BOLT HOLES
LOCATED OFF
THE CENTRELINES - 600 NOM. DIA. FLANGE TO AS 4087 CLASS 14 END OF PIPE MACHINED TO SUIT RUBBER RING JOINT PIPE FABRICATED FROM 5 THICK S.S. PL -SECTION (A) TYPICAL DN600 S.S. PIPE FLANGED ONE END ITEM 12

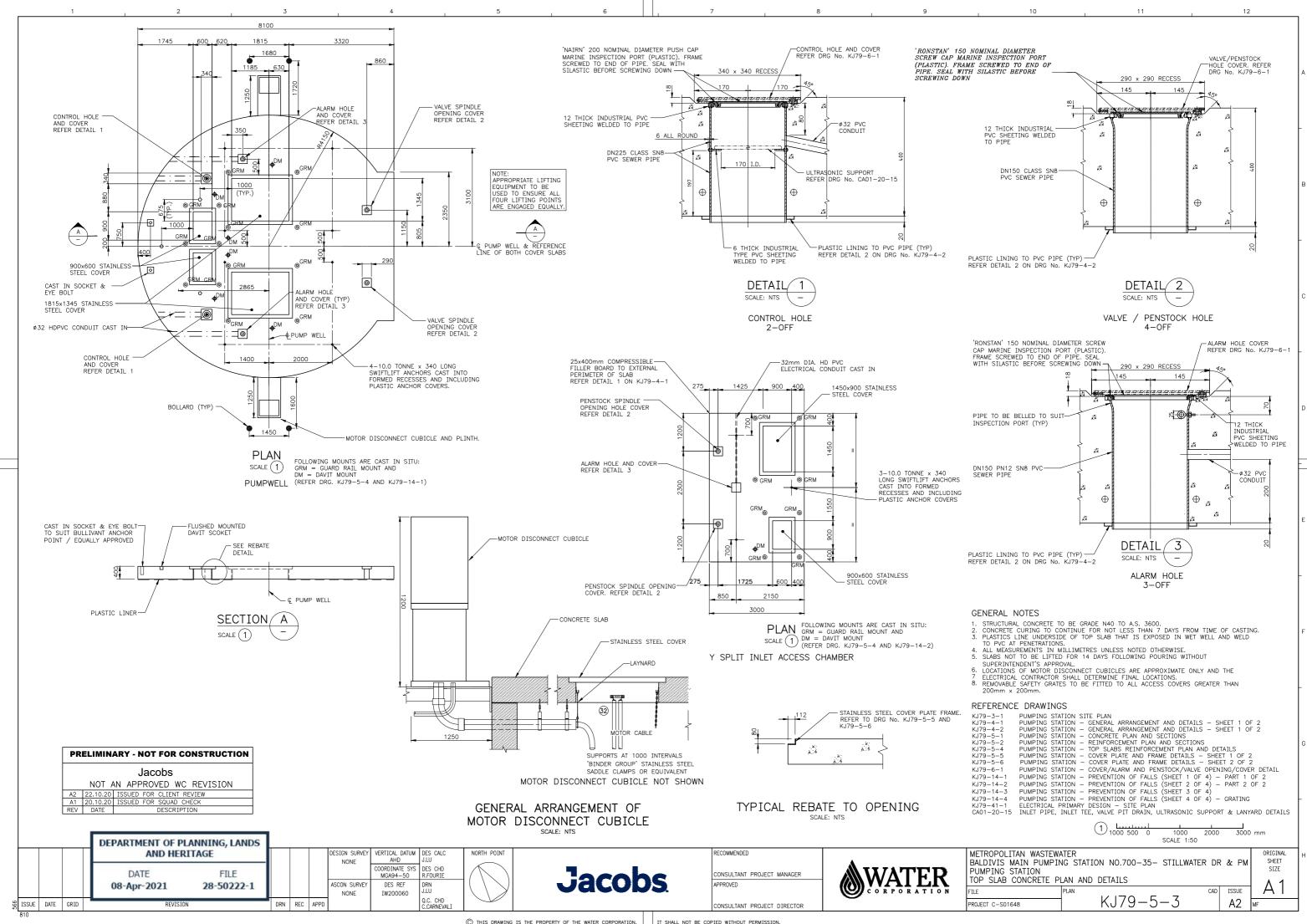
SCALE NTS 2-OFF -HOLES Ø15 TYP FOR M12 ANCHOR BOLTS SECTION A 600 OPENING 850 OVERALL GENERIC DETAIL OF PENSTOCK MARK (11) SCALE (1) DN600 PENSTOCK TO SPS 295 REFERENCE DRAWINGS

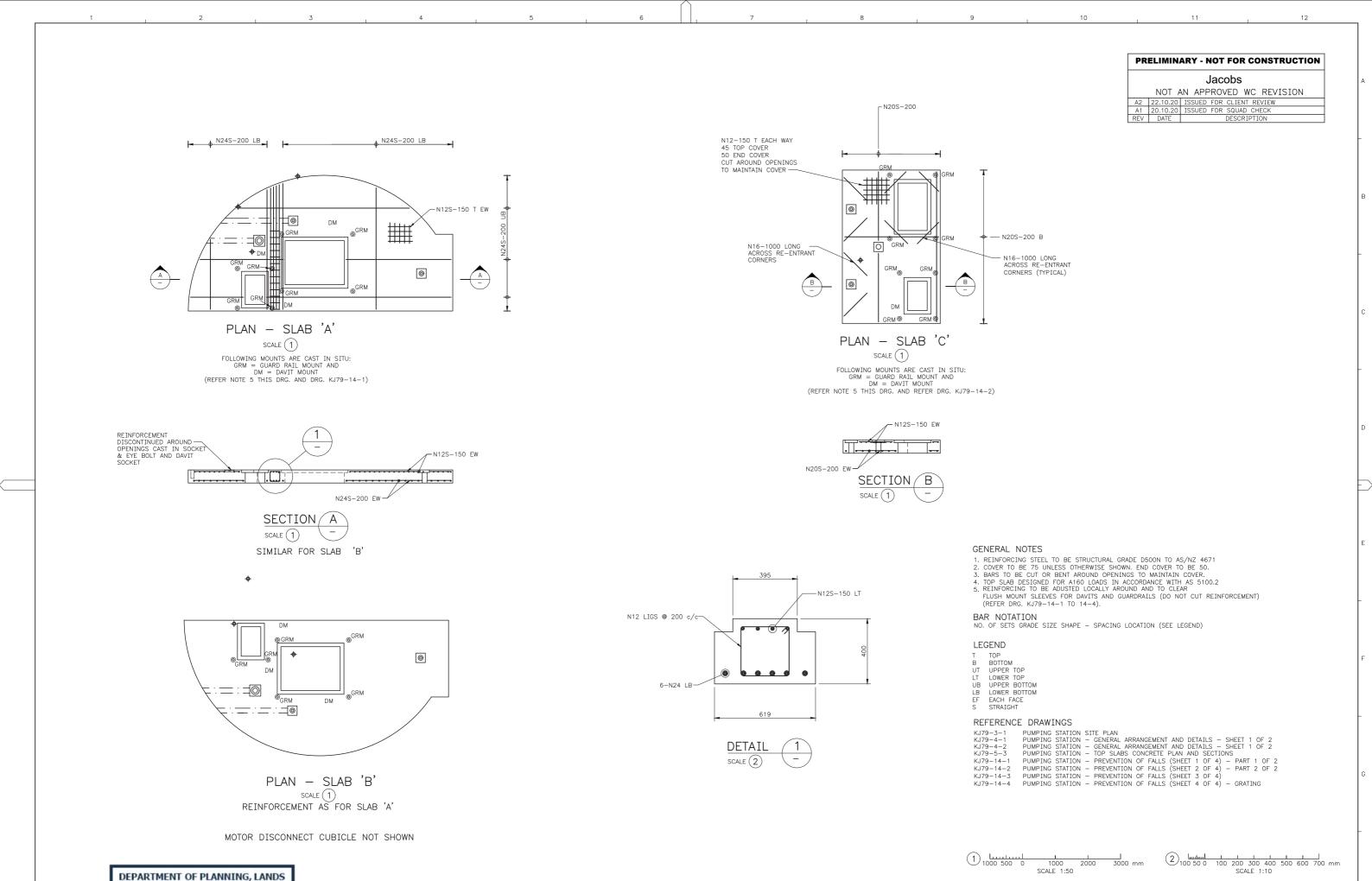
KJ79-4-1 PUMPING STATION - GENERAL ARRANGEMENT AND DETAILS - SHEET 1 OF 2

KJ79-4-2 PUMPING STATION - GENERAL ARRANGEMENT AND DETAILS - SHEET 2 OF 2 **PRELIMINARY - NOT FOR CONSTRUCTION** Jacobs NOT AN APPROVED WC REVISION 1) 500 0 500 SCALE 1:20 DEPARTMENT OF PLANNING, LANDS METROPOLITAN WASTEWATER
BALDIVIS MAIN PUMPING STATION NO.700-35- STILLWATER DR & PM AND HERITAGE NORTH POINT RECOMMENDED VERTICAL DATUM DES CALC DESIGN SURVEY NONE COORDINATE SYS **Jacobs** SIZE PUMPING STATION DATE FILE CONSULTANT PROJECT MANAGER MGA94-50 PENSTOCK ARRANGEMENT AND DETAILS A 1 28-50222-1 ASCON SURVE APPROVED 08-Apr-2021 DES REF DRN J.LU CAD ISSUE NONE KJ79-4-3Α2 S ISSUE DATE GRID DRN REC APPD CONSULTANT PROJECT DIRECTOR PROJECT C-S01648 IT SHALL NOT BE COPIED WITHOUT PERMISSION.









Jacobs

NORTH POIN

DESIGN SURVEY

NONE

ASCON SURVE

NONE

DRN REC APPD

VERTICAL DATUM DES CALC

DES CHD

R. FOURI

DRN J. LU

COORDINATE SYS

MGA94-50

DFS RFF

IW200060

AND HERITAGE

FILE

28-50222-1

DATE

08-Apr-2021

S ISSUE DATE GRID

RECOMMENDED

APPROVED

CONSULTANT PROJECT MANAGER

CONSULTANT PROJECT DIRECTOR

METROPOLITAN WASTEWATER
BALDIVIS MAIN PUMPING STATION NO.700-35- STILLWATER DR & PM

KJ79-5-4

TOP SLAB REINFORCEMENT PLAN AND DETAILS

PUMPING STATION

PROJECT C-S01648

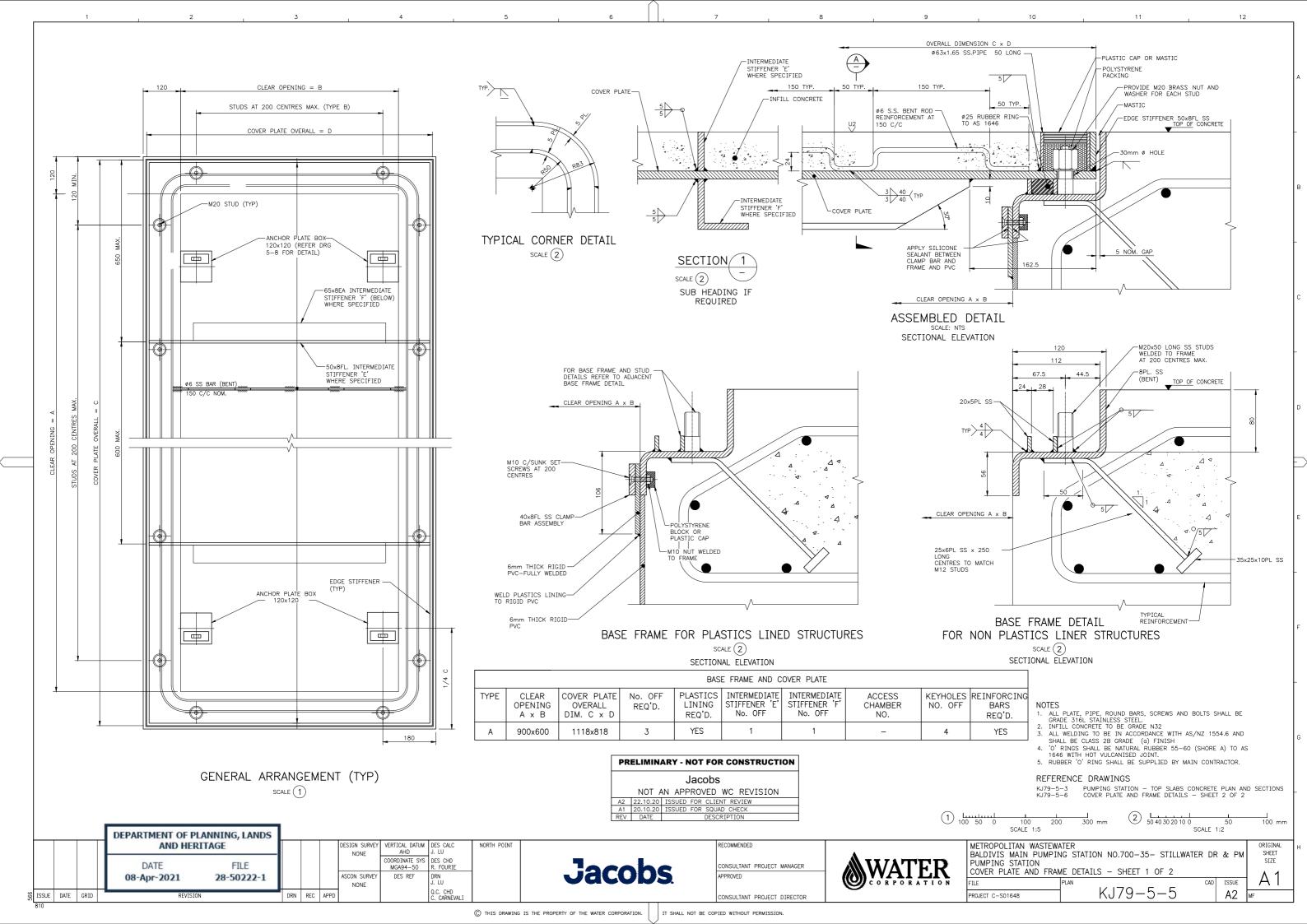
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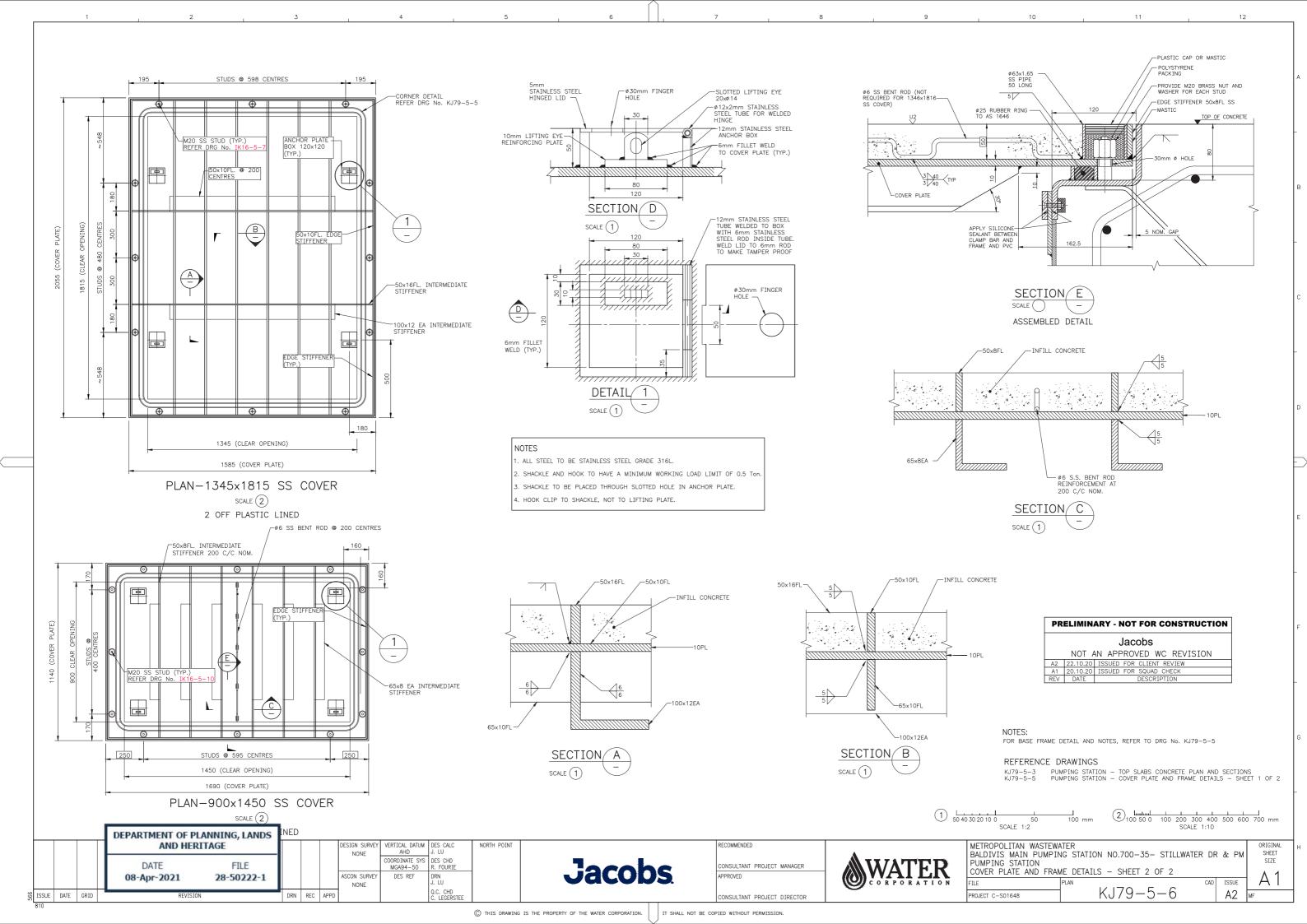
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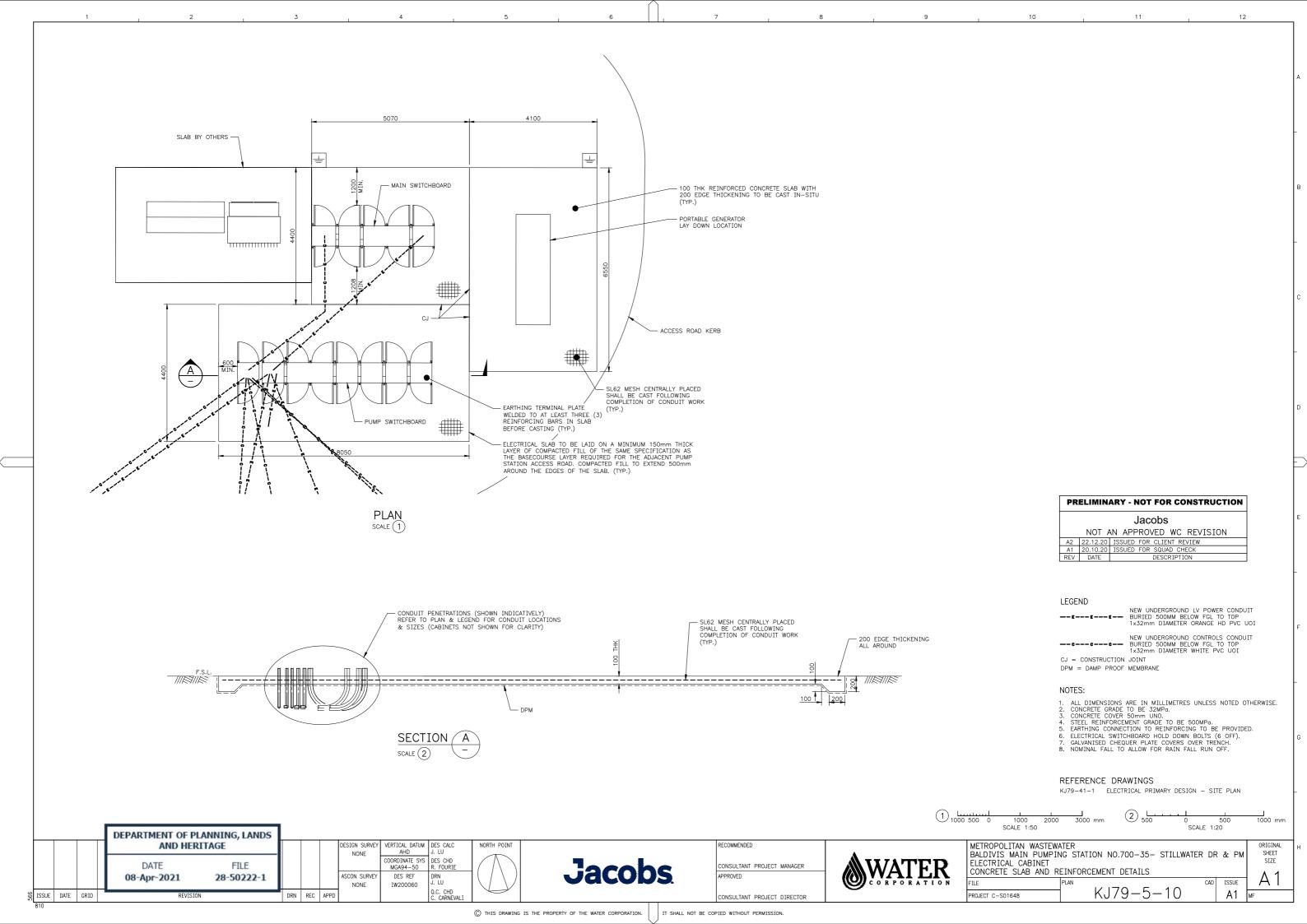
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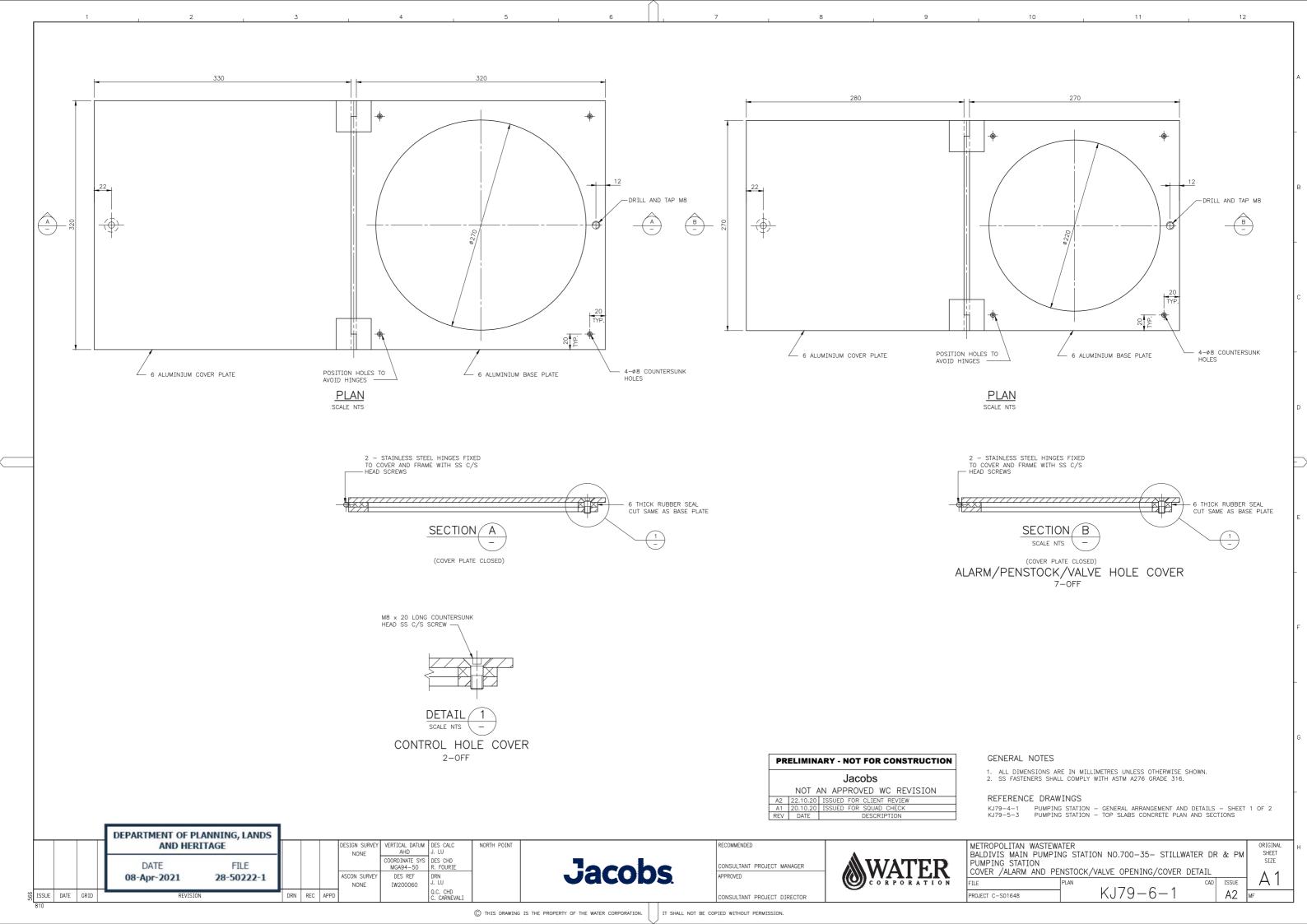
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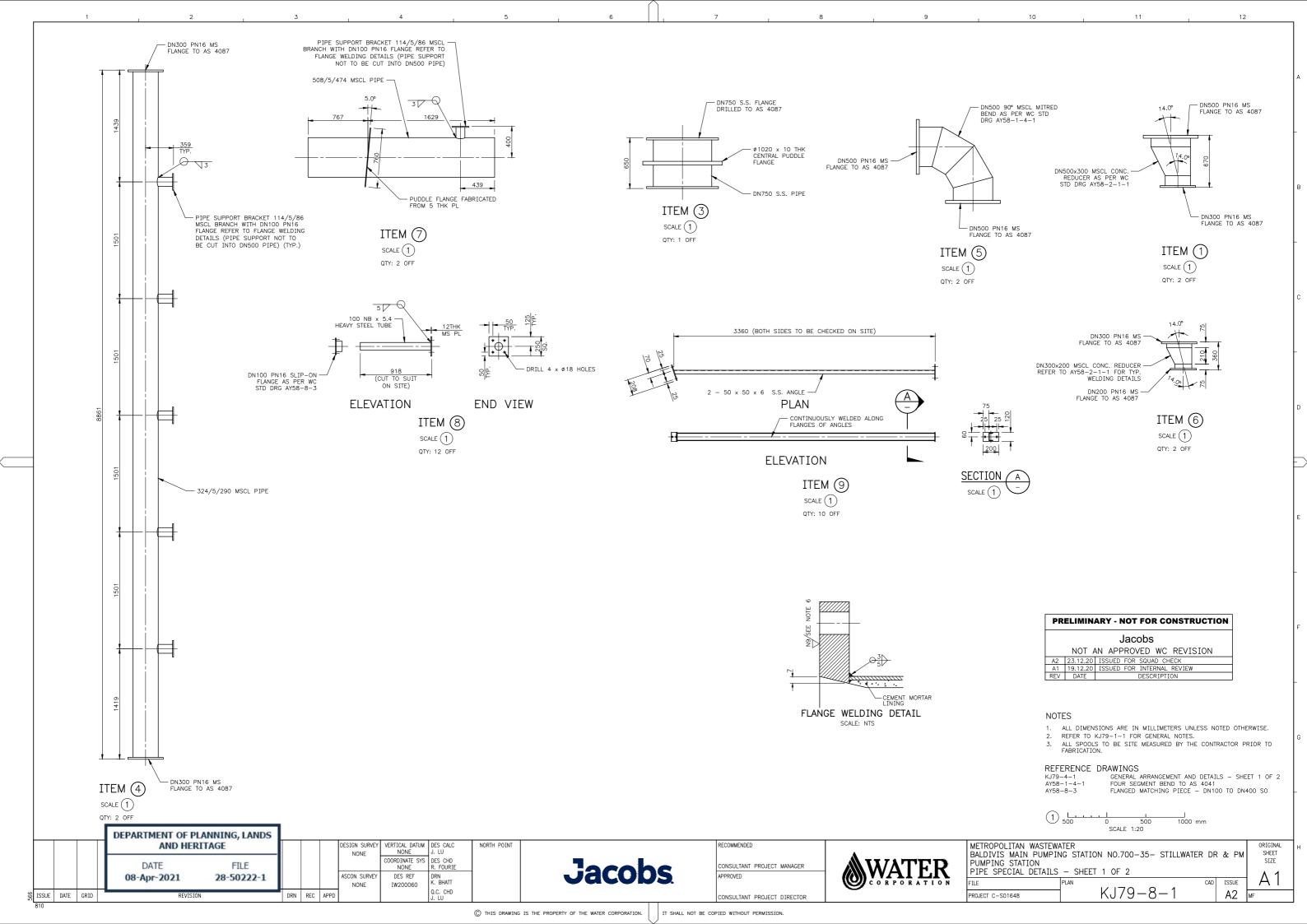
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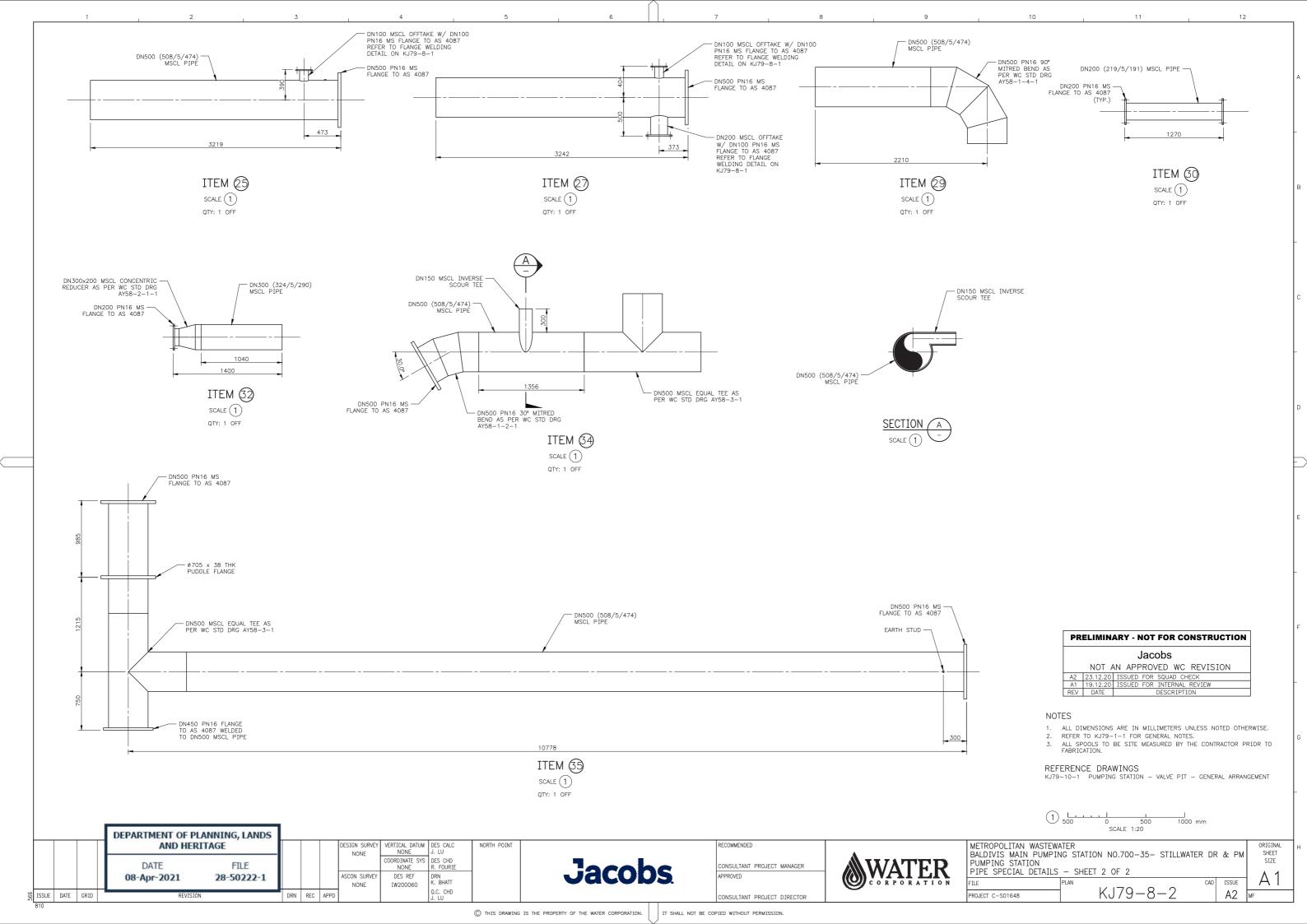


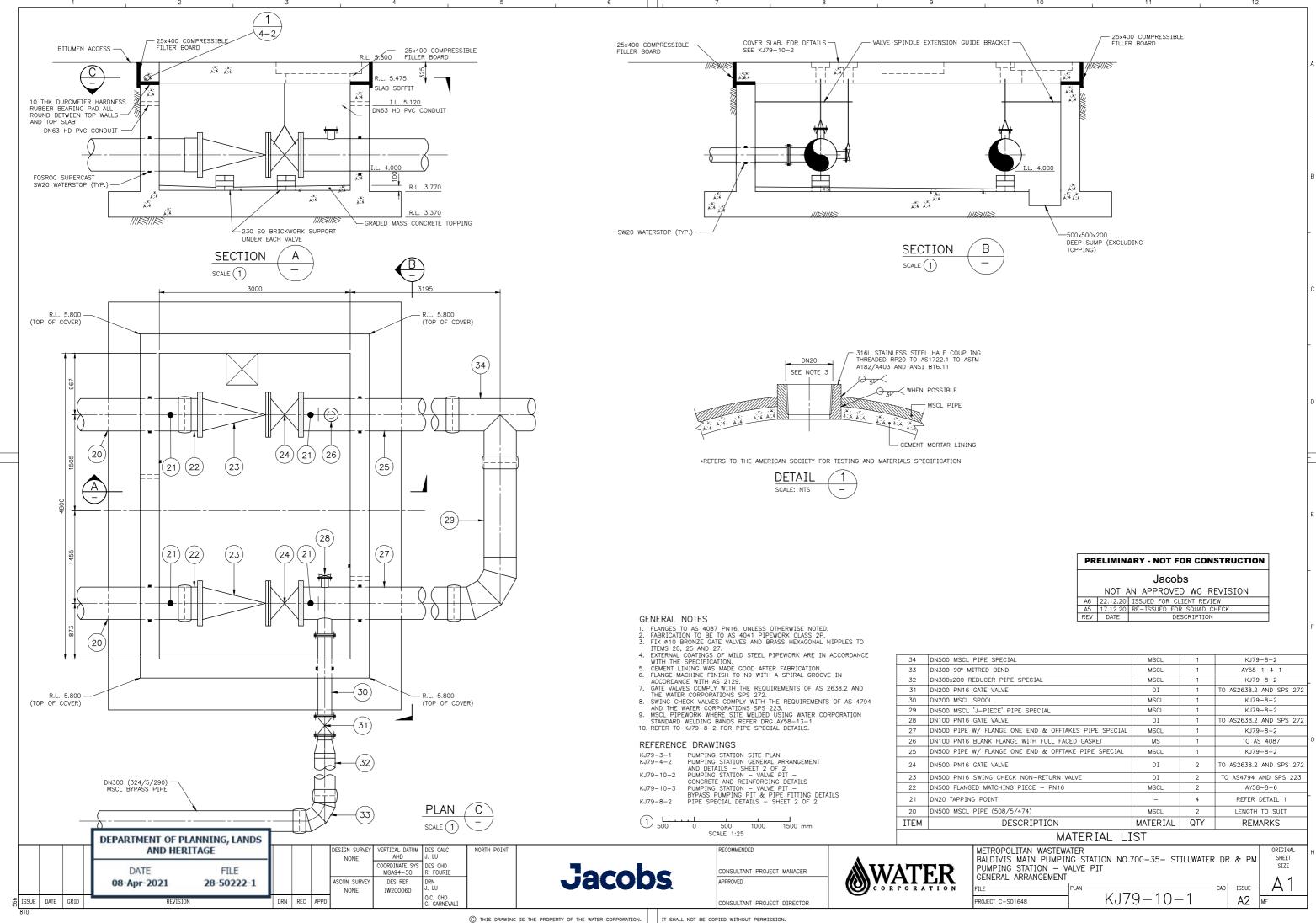


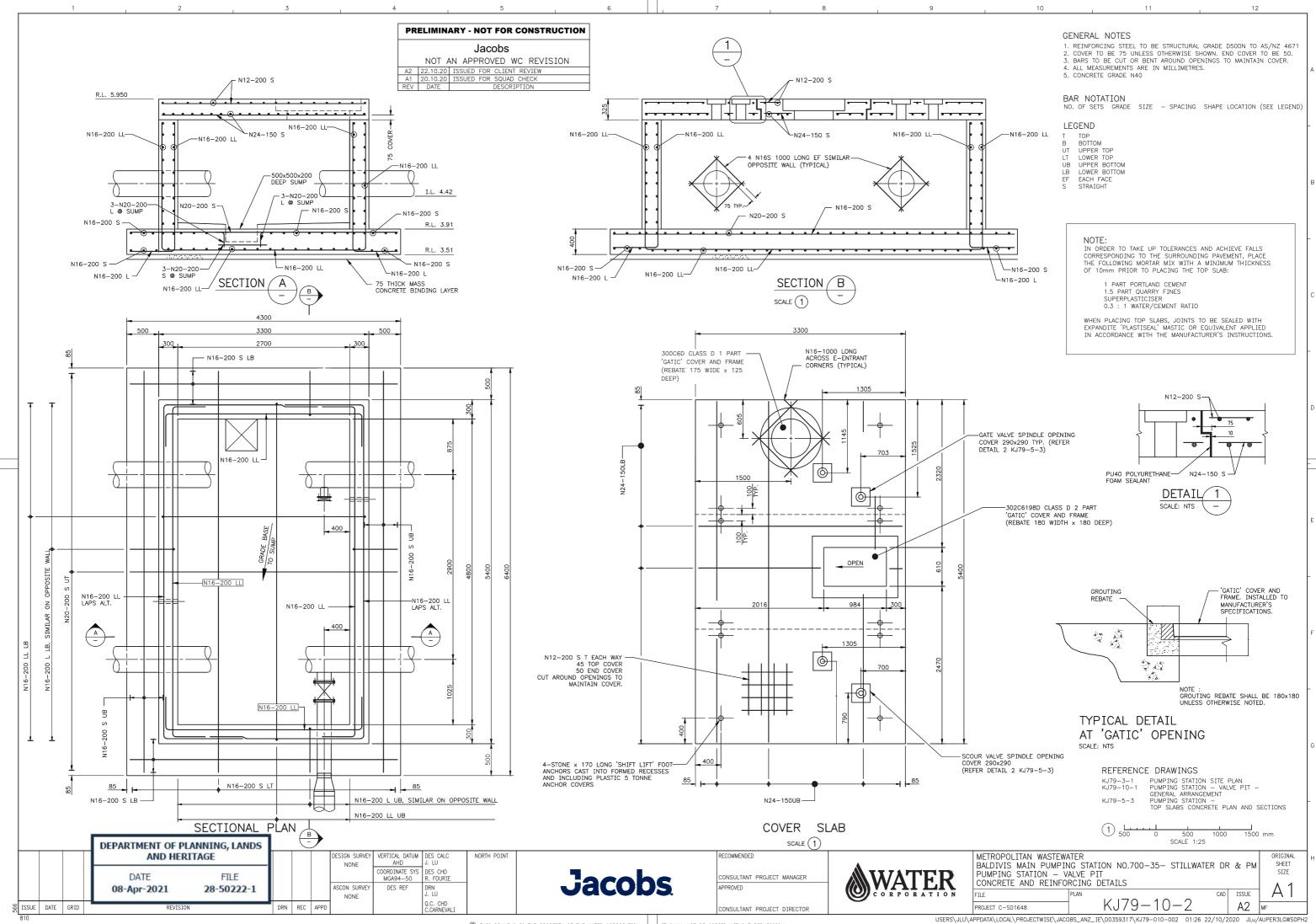


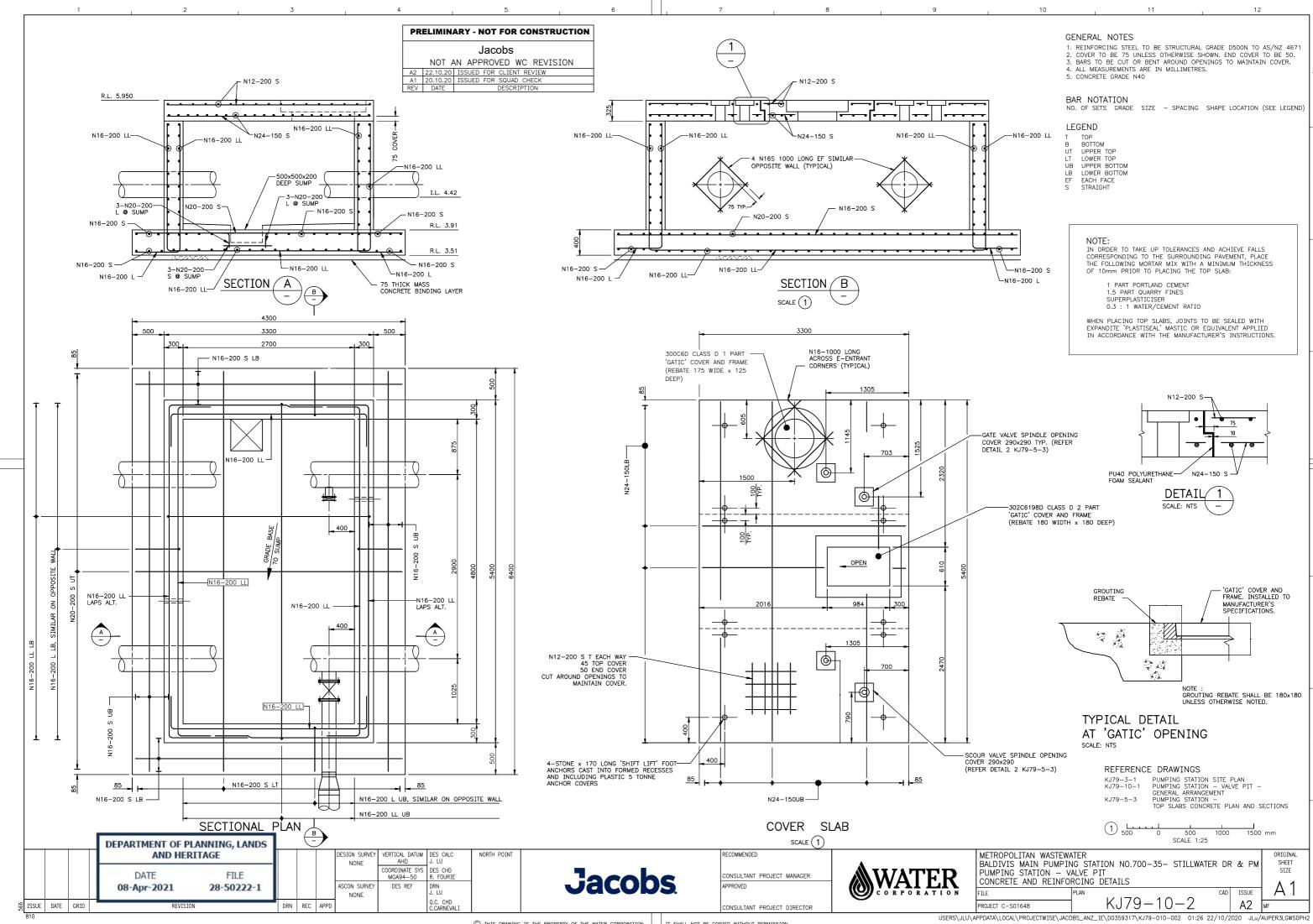


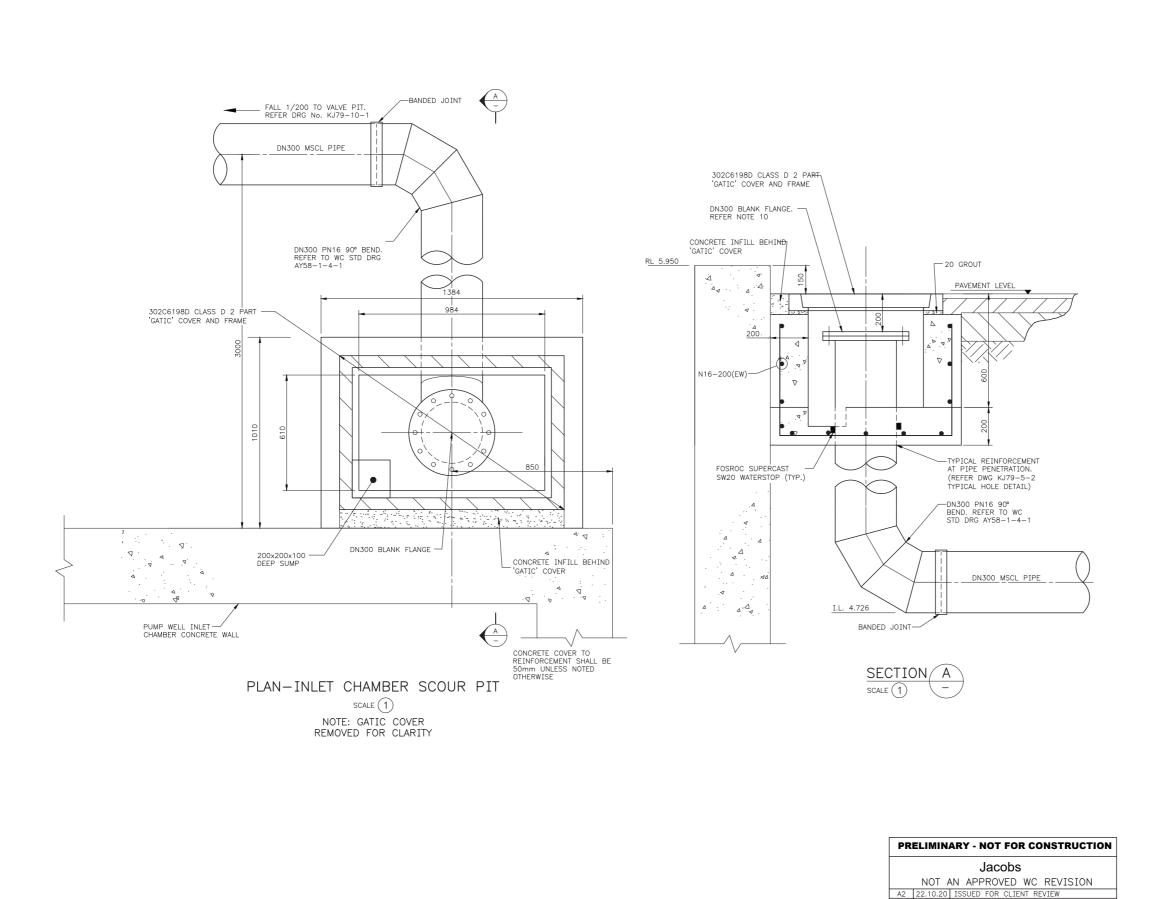












GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. ALL FLANGES SHALL COMPLY WITH AS 4087.

REFERENCE DRAWINGS

KJ79-3-1 PUMPING STATION SITE PLAN
KJ79-5-2 PUMPING STATION REINFORCEMENT PLAN AND SECTIONS
KJ79-10-1 PUMPING STATION - VALVE PIT GENERAL ARRANGEMENT
KJ79-10-2 PUMPING STATION - VALVE PIT CONCRETE AND REINFORCING DETAILS
AY58-1-4-1 FOUR SEGMENT BEND TO AS 4041

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DRN REC APPD

DEPARTMENT OF PLANNING, LANDS

g ISSUE DATE GRID

Jacobs

RECOMMENDED CONSULTANT PROJECT MANAGER APPROVED CONSULTANT PROJECT DIRECTOR

PROJECT C-S01648

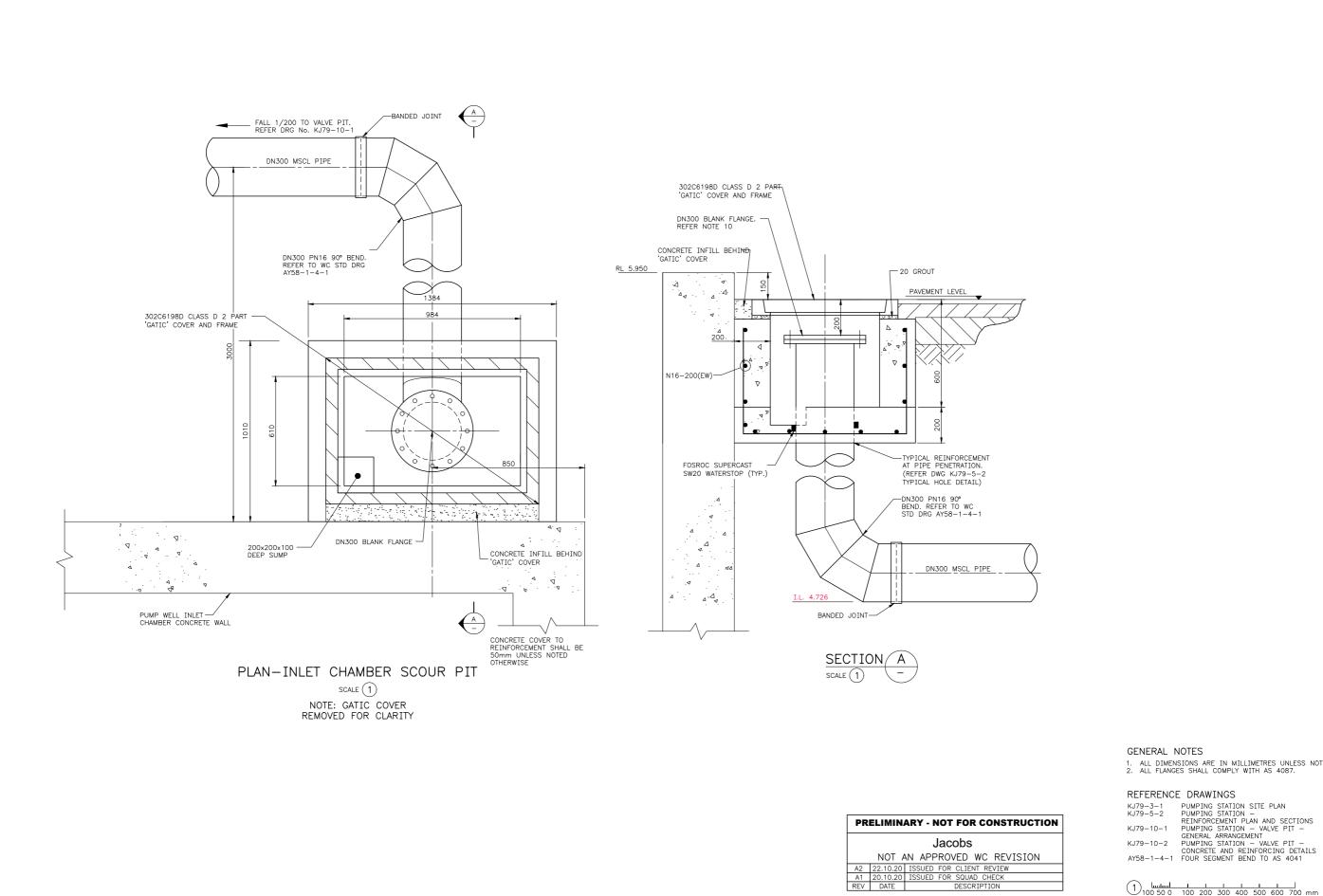
A1 20.10.20 ISSUED FOR SQUAD CHECK
REV DATE DESCRIPTION

METROPOLITAN WASTEWATER
BALDIVIS MAIN PUMPING STATION NO.700-35- STILLWATER DR & PM EMERGENCY BYPASS PUMPING BYPASS PUMPING PIT & PIPE FITTING DETAILS

CAD ISSUE KJ79-10-3

SIZE

A 1



METROPOLITAN WASTEWATER
BALDIVIS MAIN PUMPING STATION NO.700-35- STILLWATER DR & PM EMERGENCY BYPASS PUMPING BYPASS PUMPING PIT & PIPE FITTING DETAILS

GENERAL NOTES

REFERENCE DRAWINGS

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. 2. ALL FLANGES SHALL COMPLY WITH AS 4087.

ORIGINAL

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A 1 CAD ISSUE KJ79-10-3 PROJECT C-S01648

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Jacobs

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DESIGN SURVEY

NONE

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NONE

DRN REC APPD

DEPARTMENT OF PLANNING, LANDS

AND HERITAGE

08-Apr-2021

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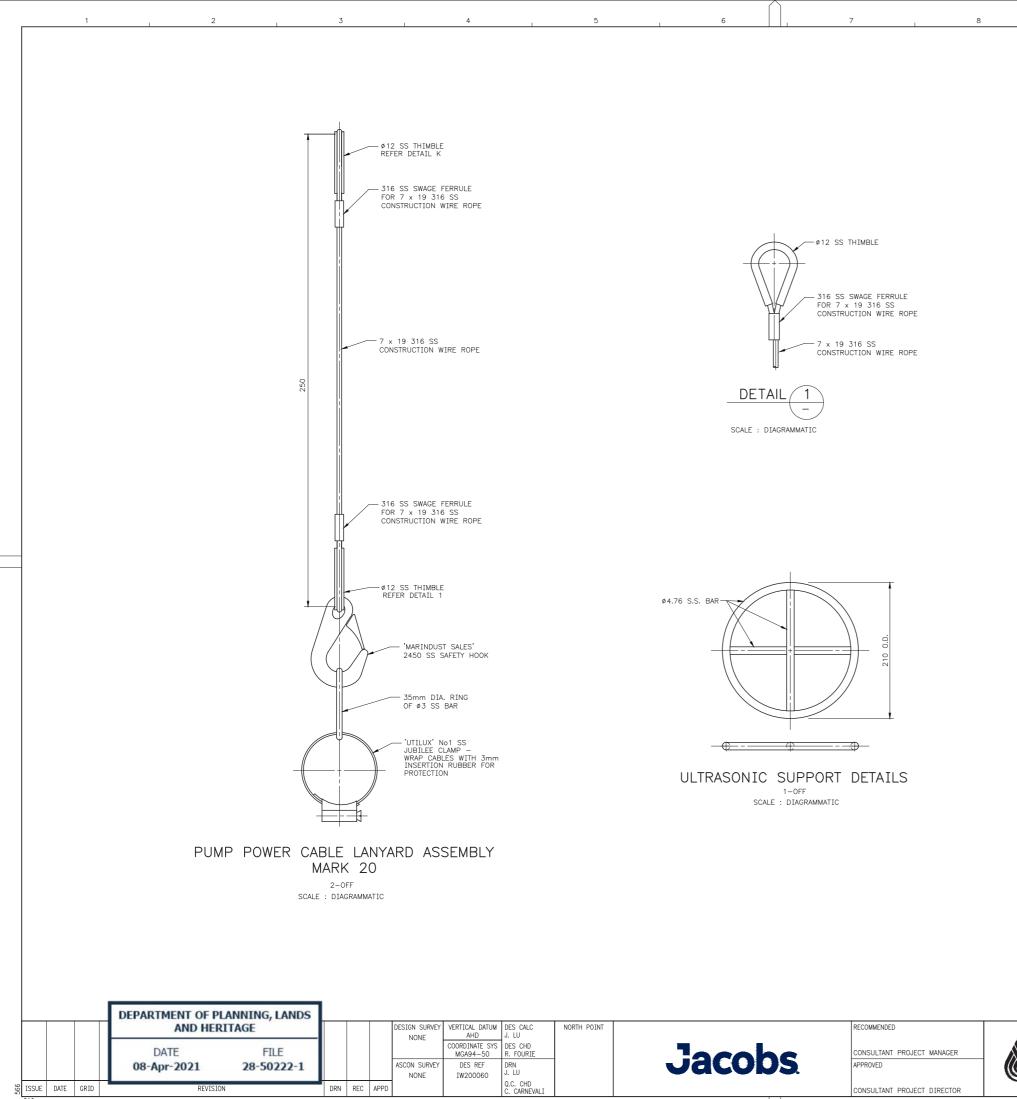
28-50222-1

RECOMMENDED

APPROVED

CONSULTANT PROJECT MANAGER

CONSULTANT PROJECT DIRECTOR



PRELIMINARY - NOT FOR CONSTRUCTION

Jacobs

NOT AN APPROVED WC REVISION

A2 22.10.20 ISSUED FOR CLIENT REVIEW
A1 20.10.20 ISSUED FOR SQUAD CHECK

REV DATE

REFERENCE DRAWINGS

KJ79-4-1 GENERAL ARRANGEMENT AND DETAILS - SHEET 1 OF 2
KJ79-4-2 GENERAL ARRANGEMENT AND DETAILS - SHEET 2 OF 2
KJ79-5-1 PUMPING STATION - CONCRETE PLAN AND SECTIONS
KJ79-5-2 PUMPING STATION - REINFORCEMENT PLAN AND DETAILS
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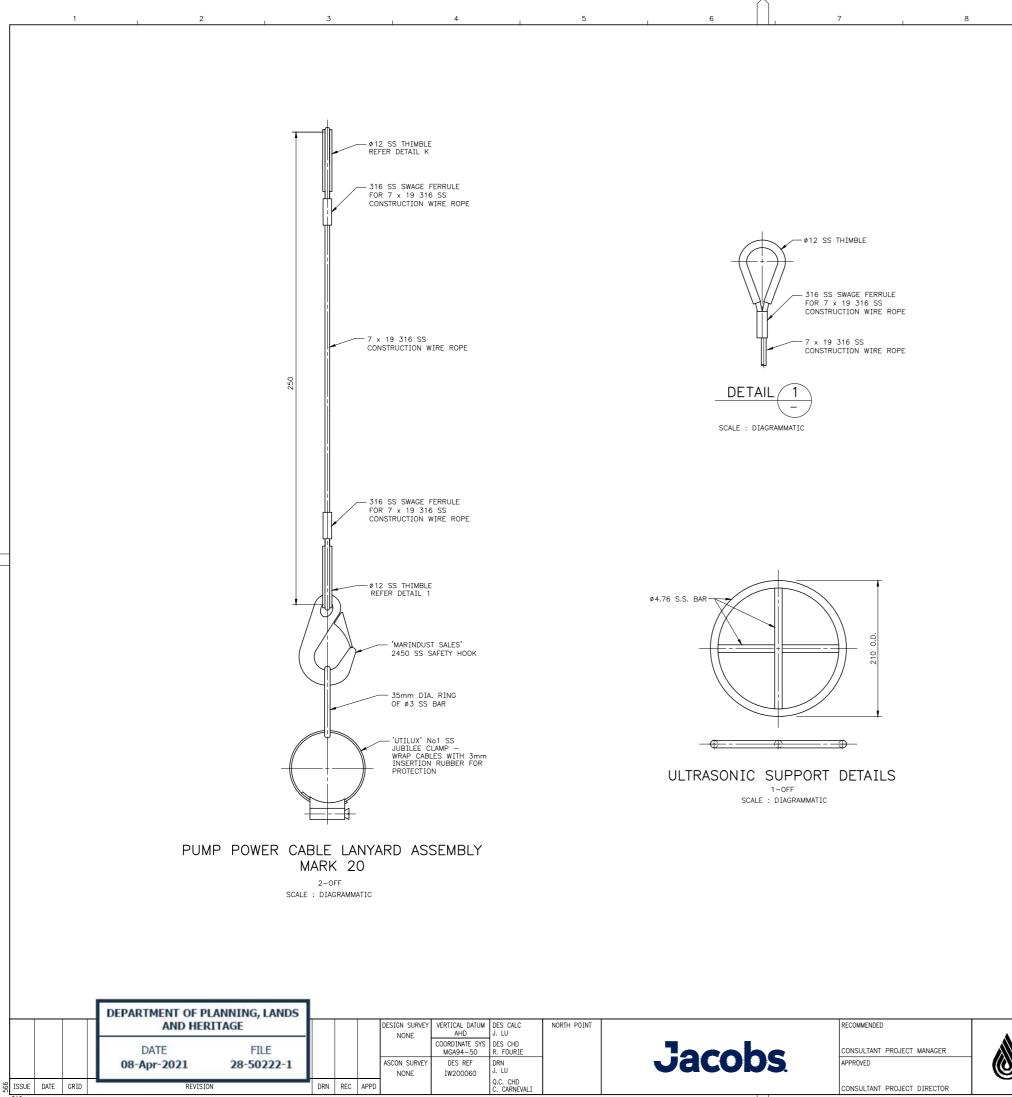
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METROPOLITAN WASTEWATER
BALDIVIS MAIN PUMPING STATION NO.700-35- STILLWATER DR & PM
ULTRASONIC SUPPORT AND LANYARD DETAILS

KJ79-13-1 PROJECT C-S01648

A 1 CAD ISSUE

SIZE



PRELIMINARY - NOT FOR CONSTRUCTION

Jacobs

NOT AN APPROVED WC REVISION

 A2
 22.10.20
 ISSUED FOR CLIENT REVIEW

 A1
 20.10.20
 ISSUED FOR SQUAD CHECK

 REV
 DATE
 DESCRIPTION

REFERENCE DRAWINGS

KJ79-4-1 GENERAL ARRANGEMENT AND DETAILS - SHEET 1 OF 2
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KJ79-5-1 PUMPING STATION - CONCRETE PLAN AND SECTIONS
KJ79-5-2 PUMPING STATION - REINFORCEMENT PLAN AND DETAILS
KJ79-5-4 PUMPING STATION - TOP SLAB CONCRETE PLAN AND SECTIONS
KJ79-5-4 PUMPING STATION - TOP SLAB REINFORCEMENT PLAN AND DETAILS

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ORIGINAL

SIZE

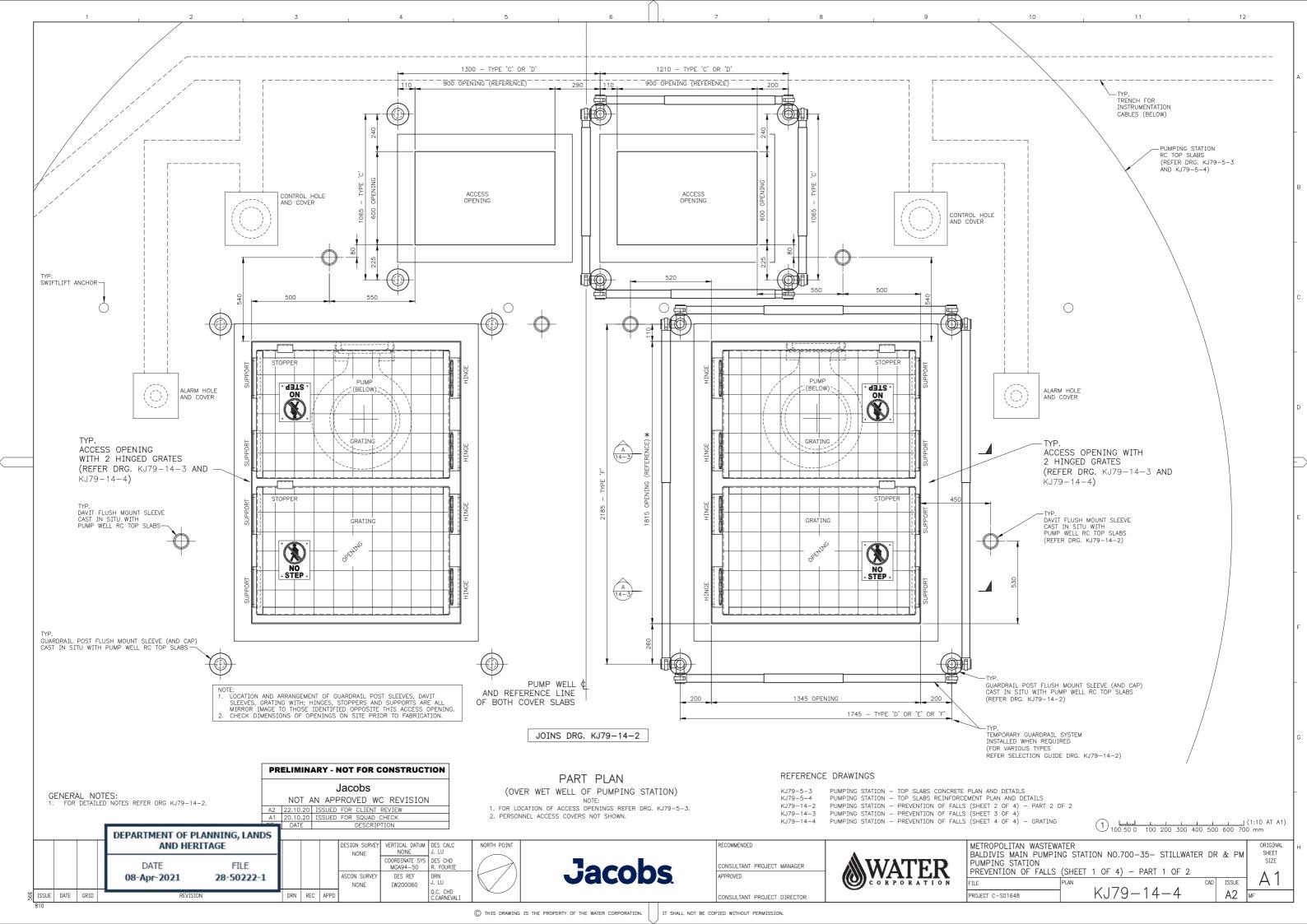
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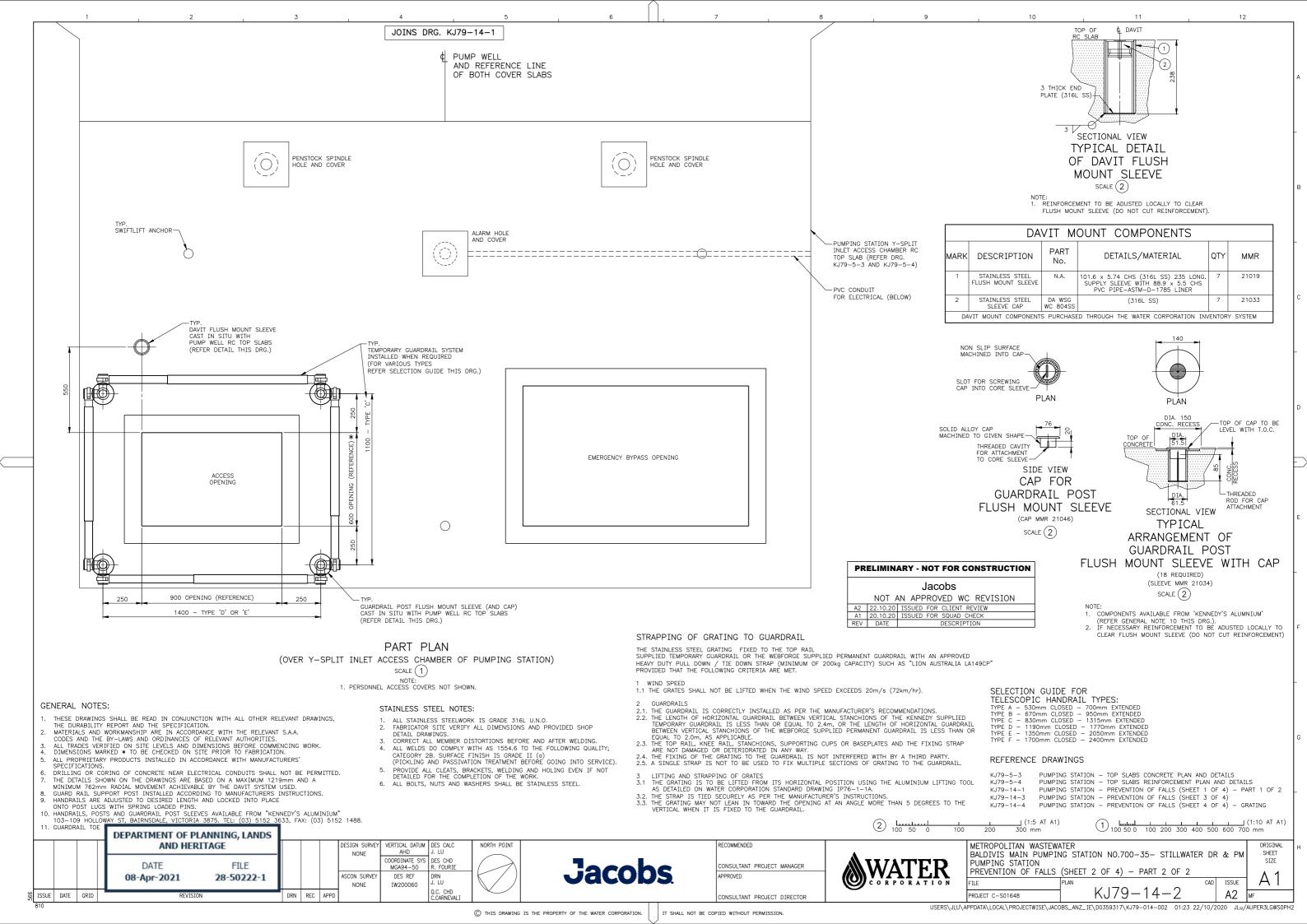
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BALDIVIS MAIN PUMPING STATION NO.700-35- STILLWATER DR & PM
ULTRASONIC SUPPORT AND LANYARD DETAILS

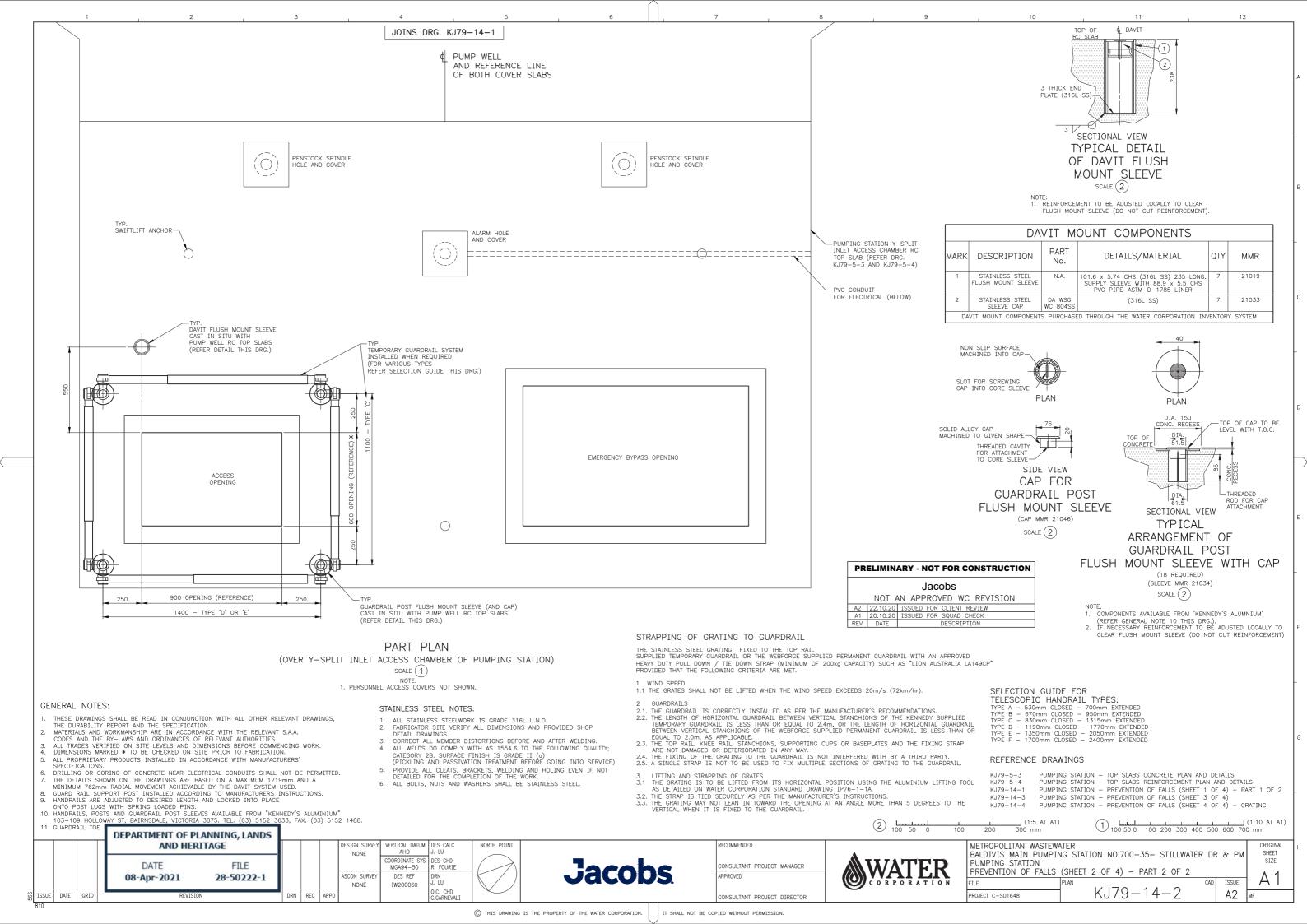
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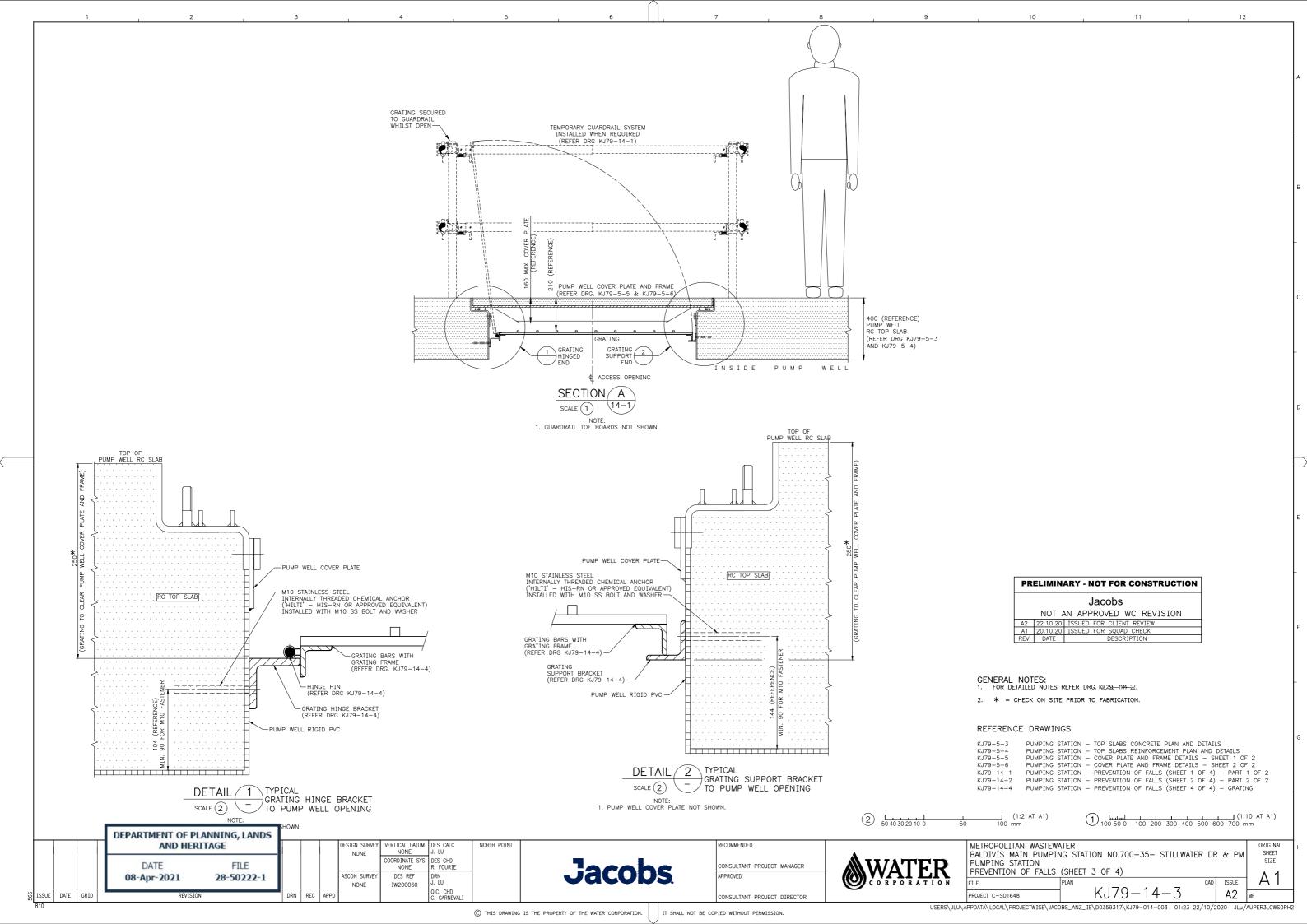
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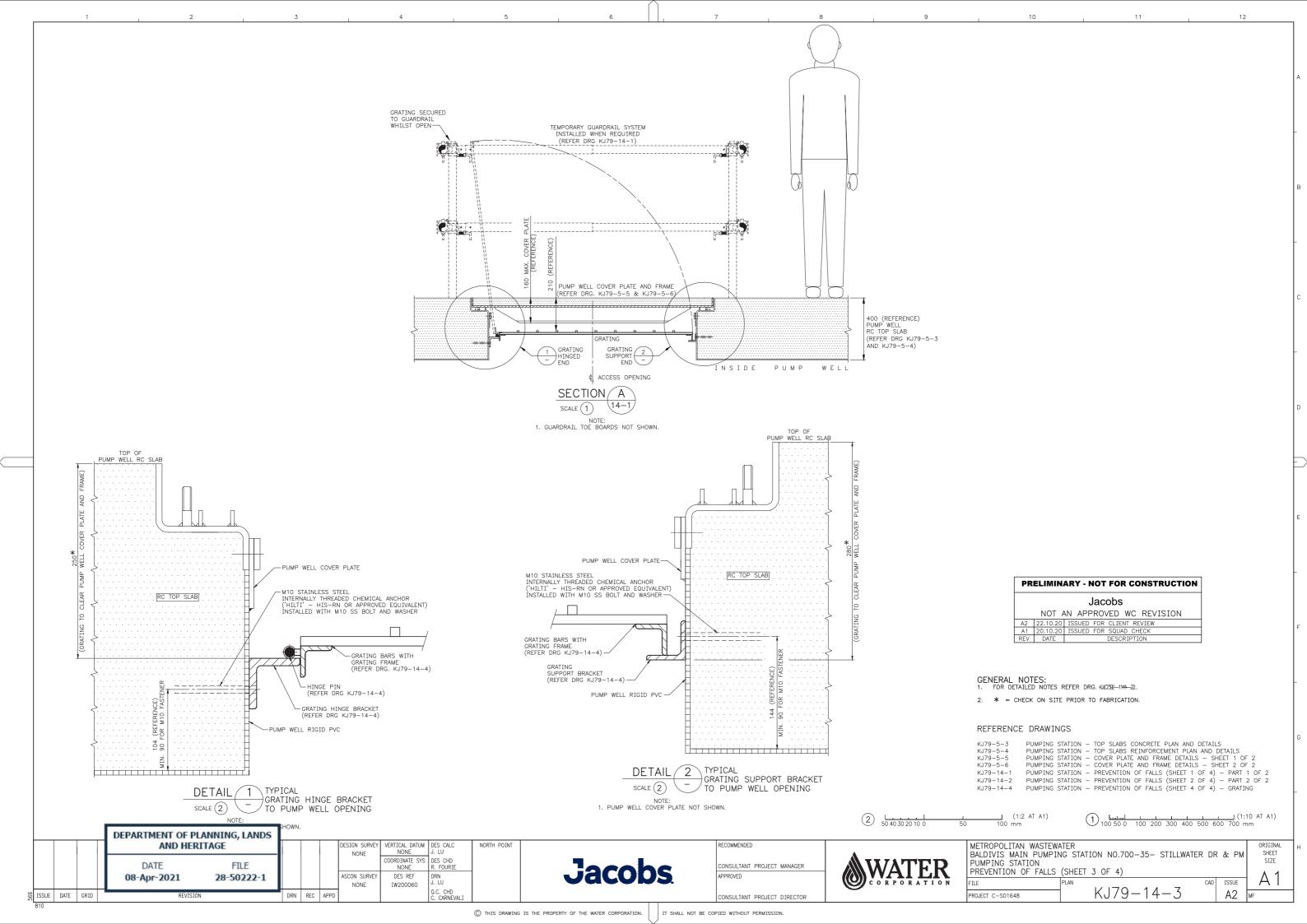
IT SHALL NOT BE COPIED WITHOUT PERMISSION.

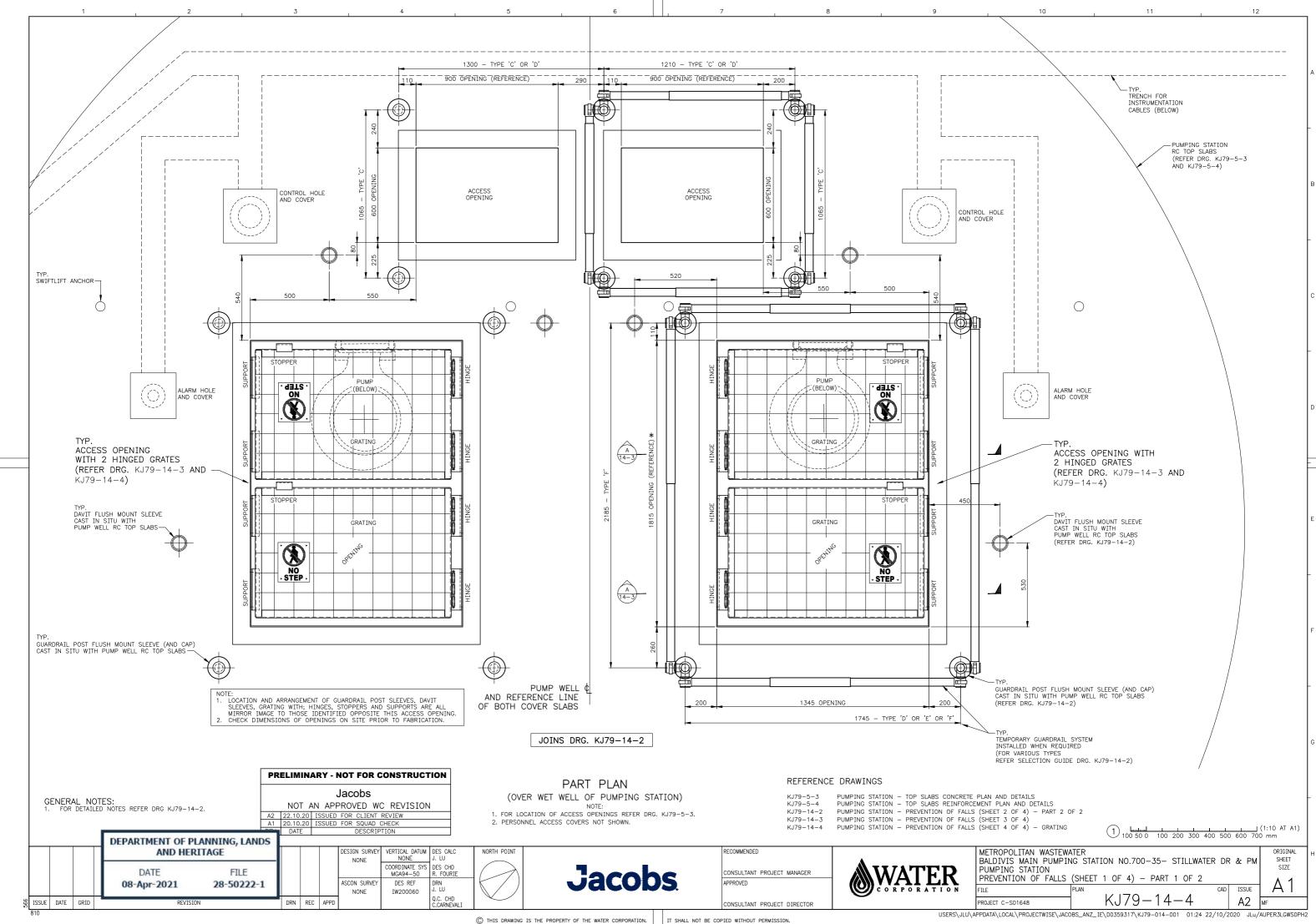


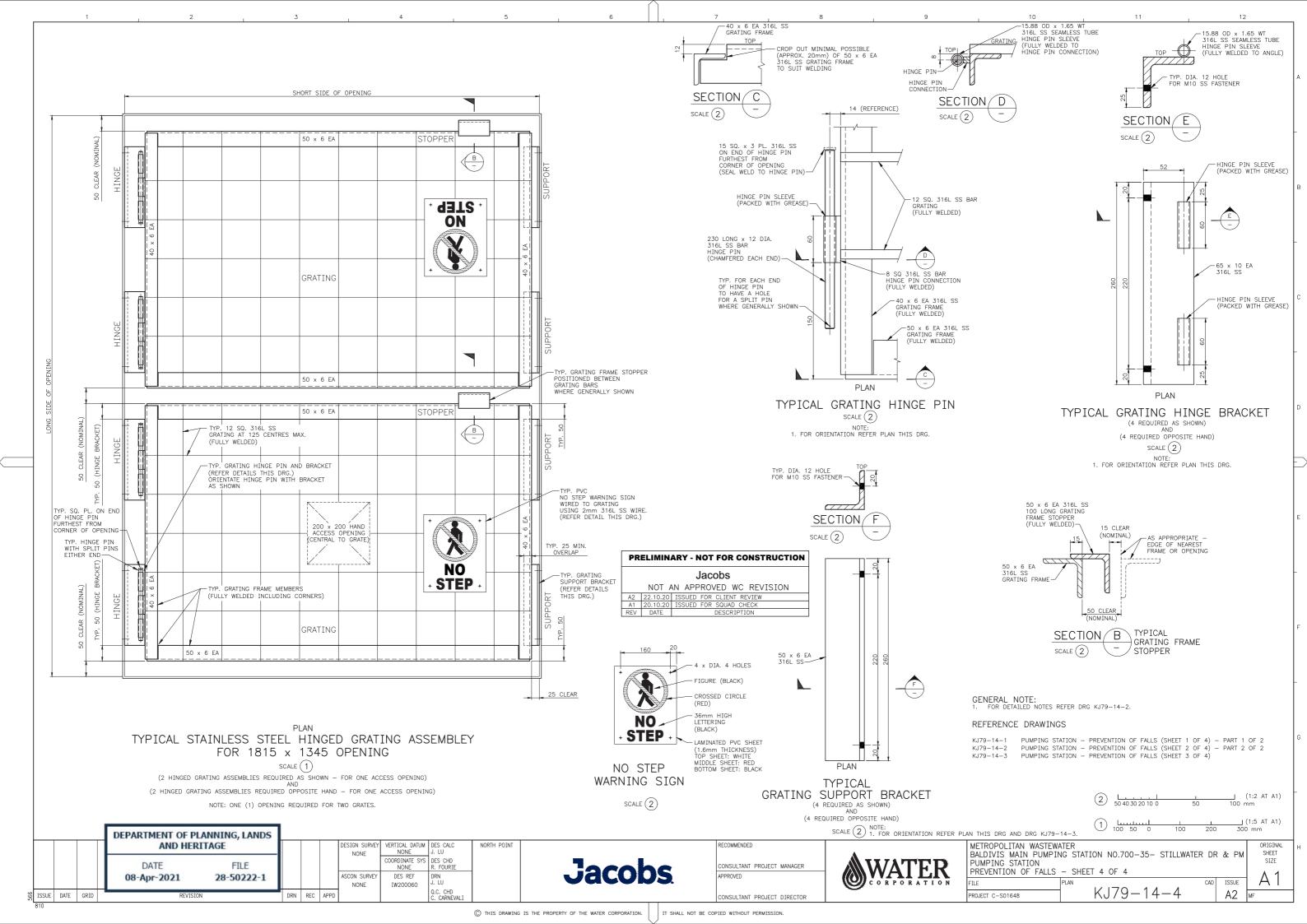


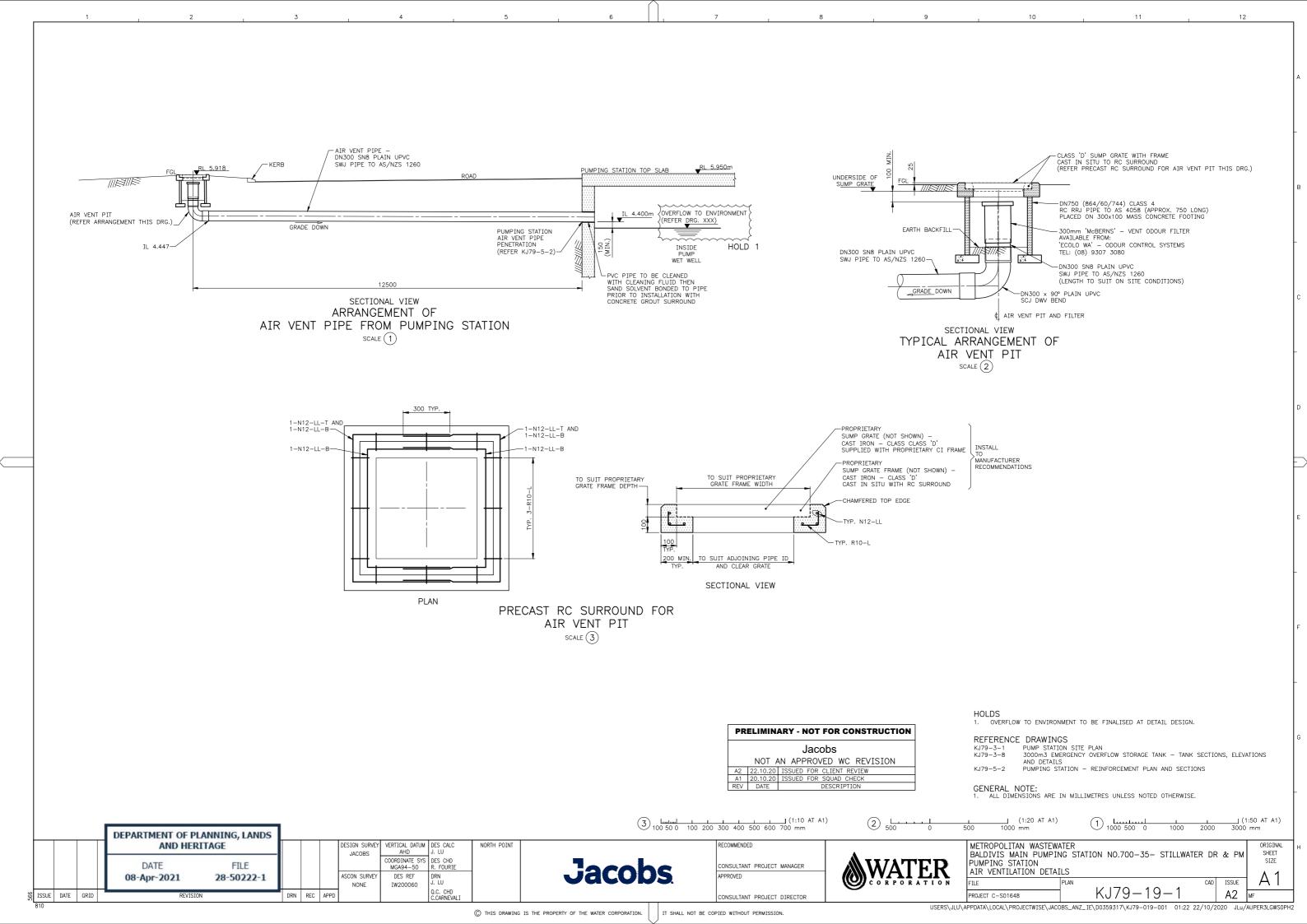


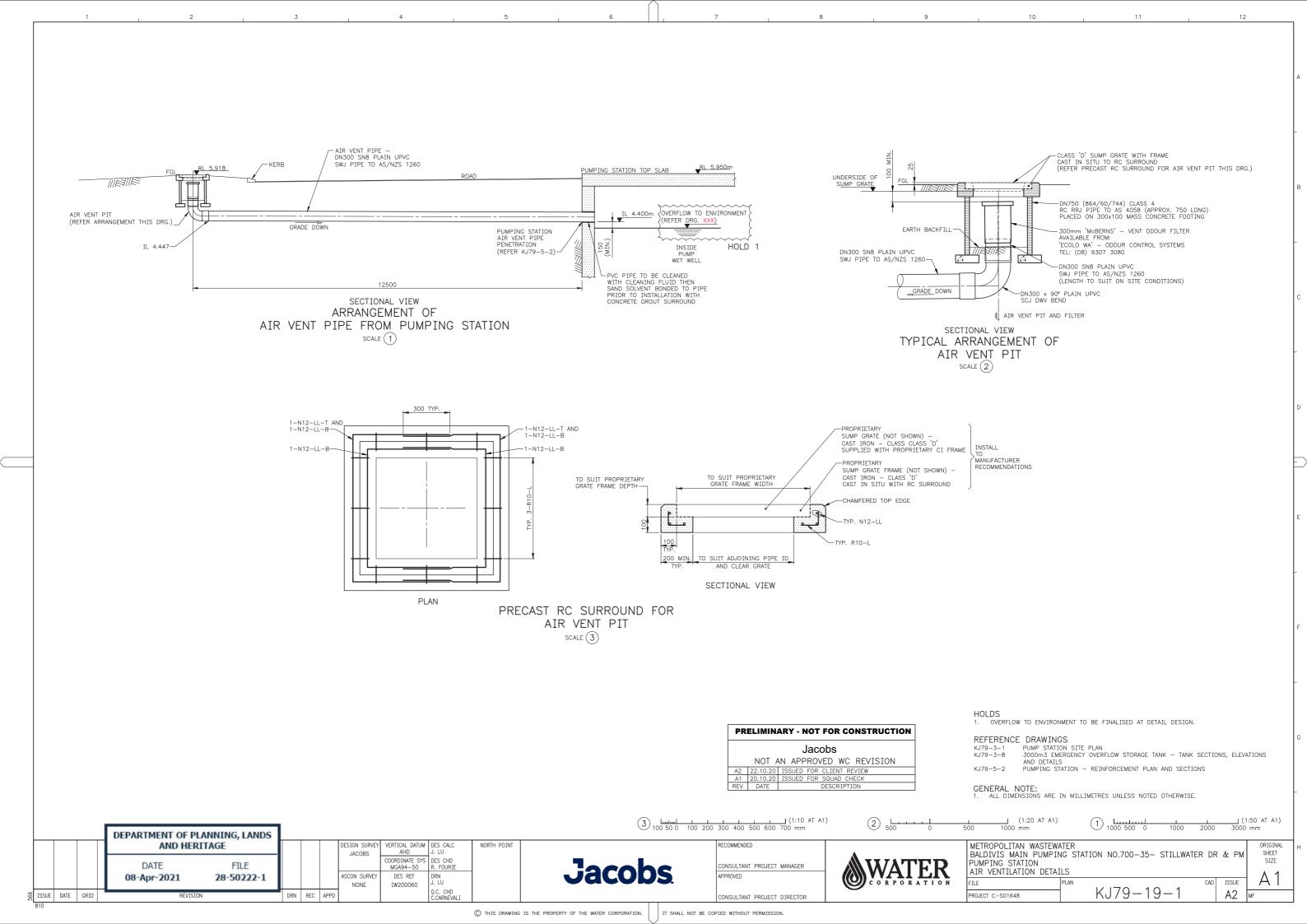


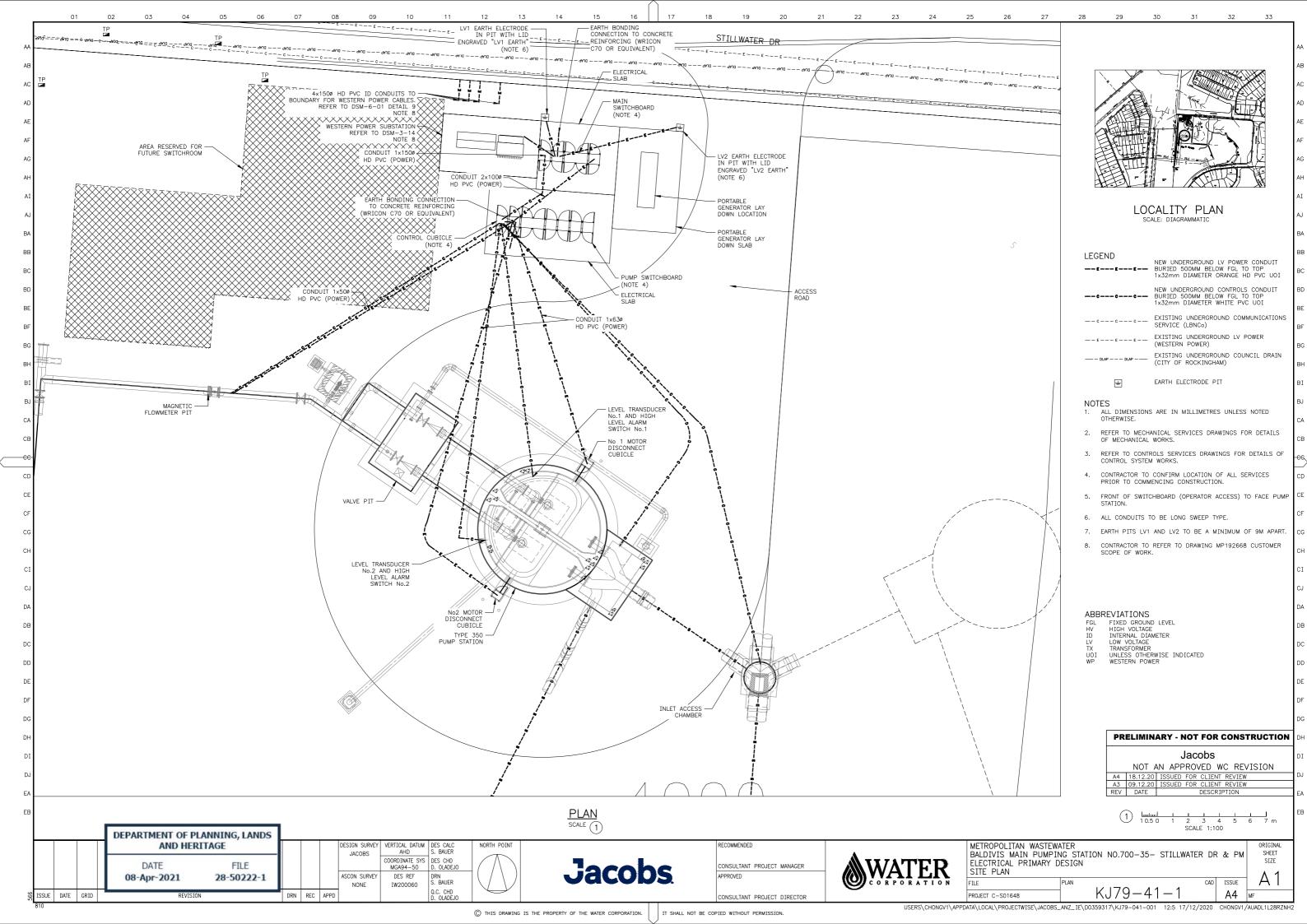


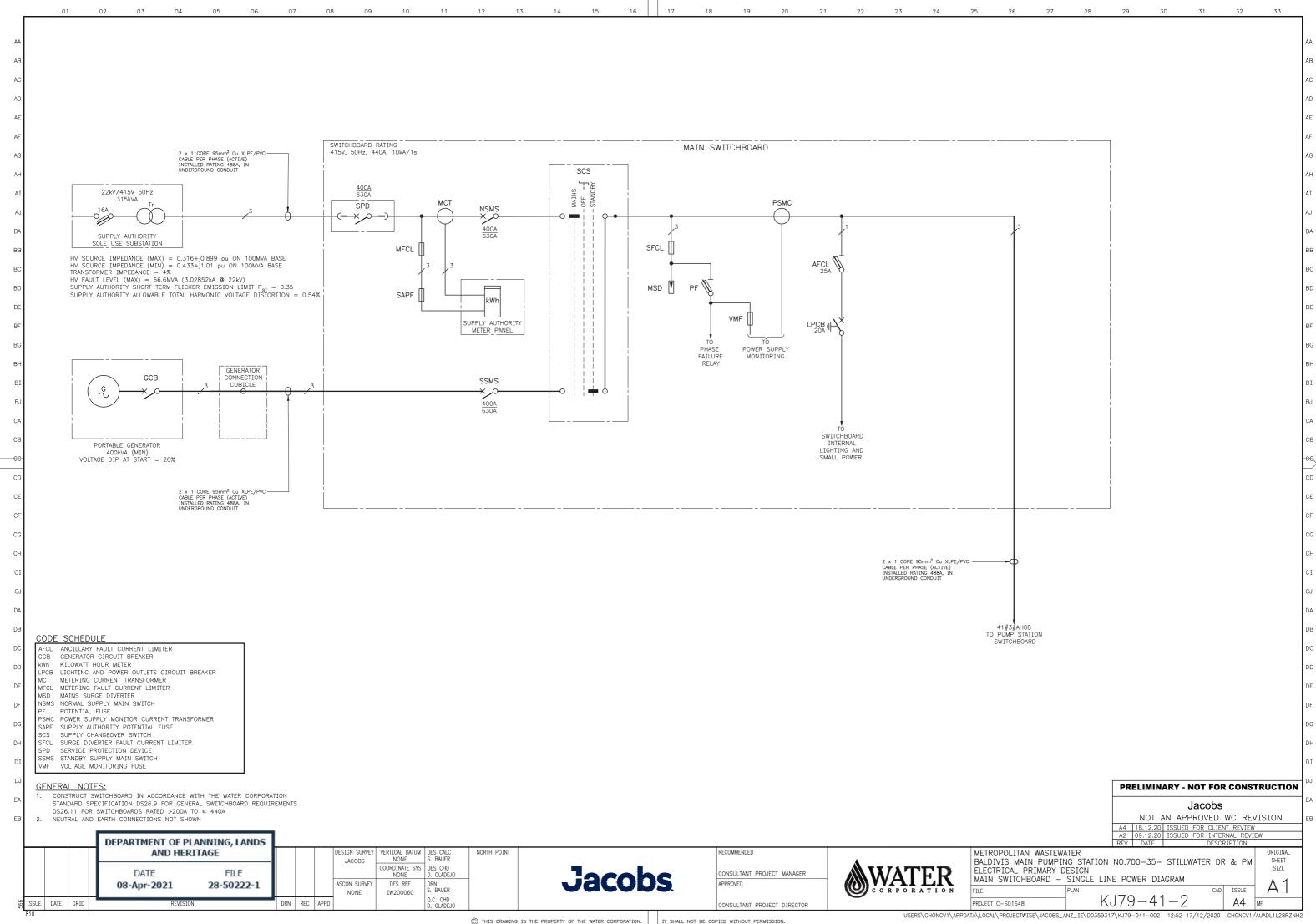


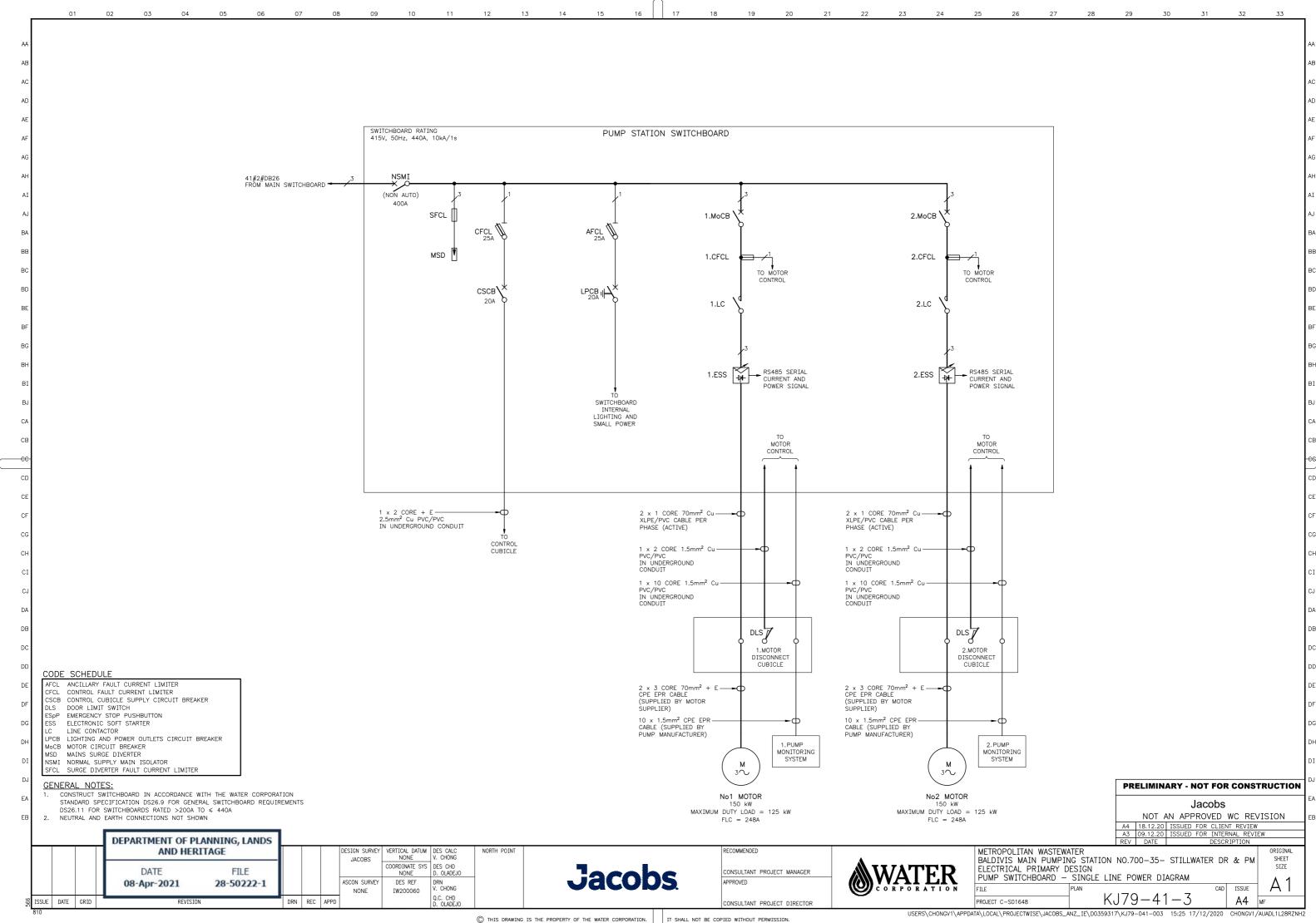


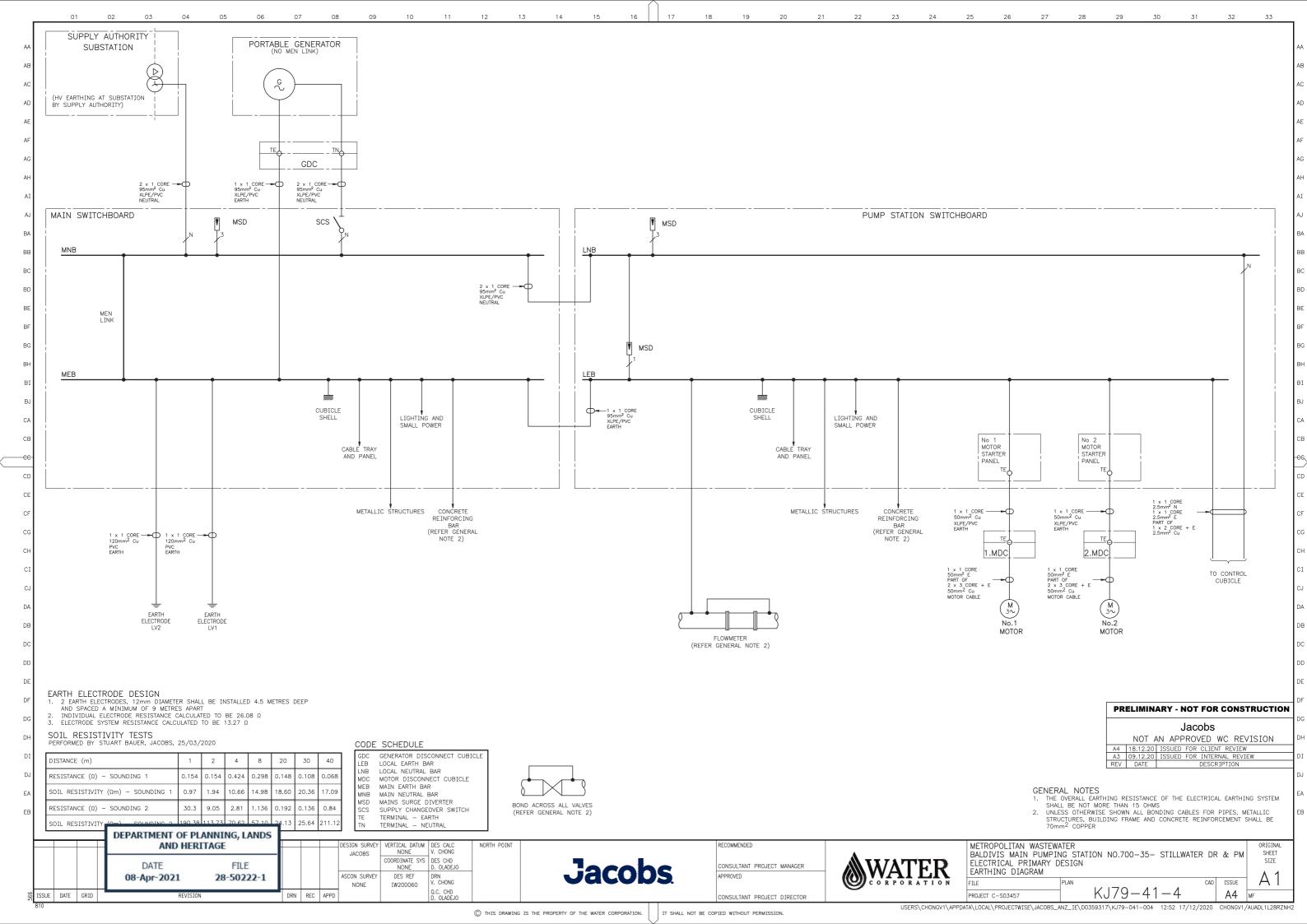


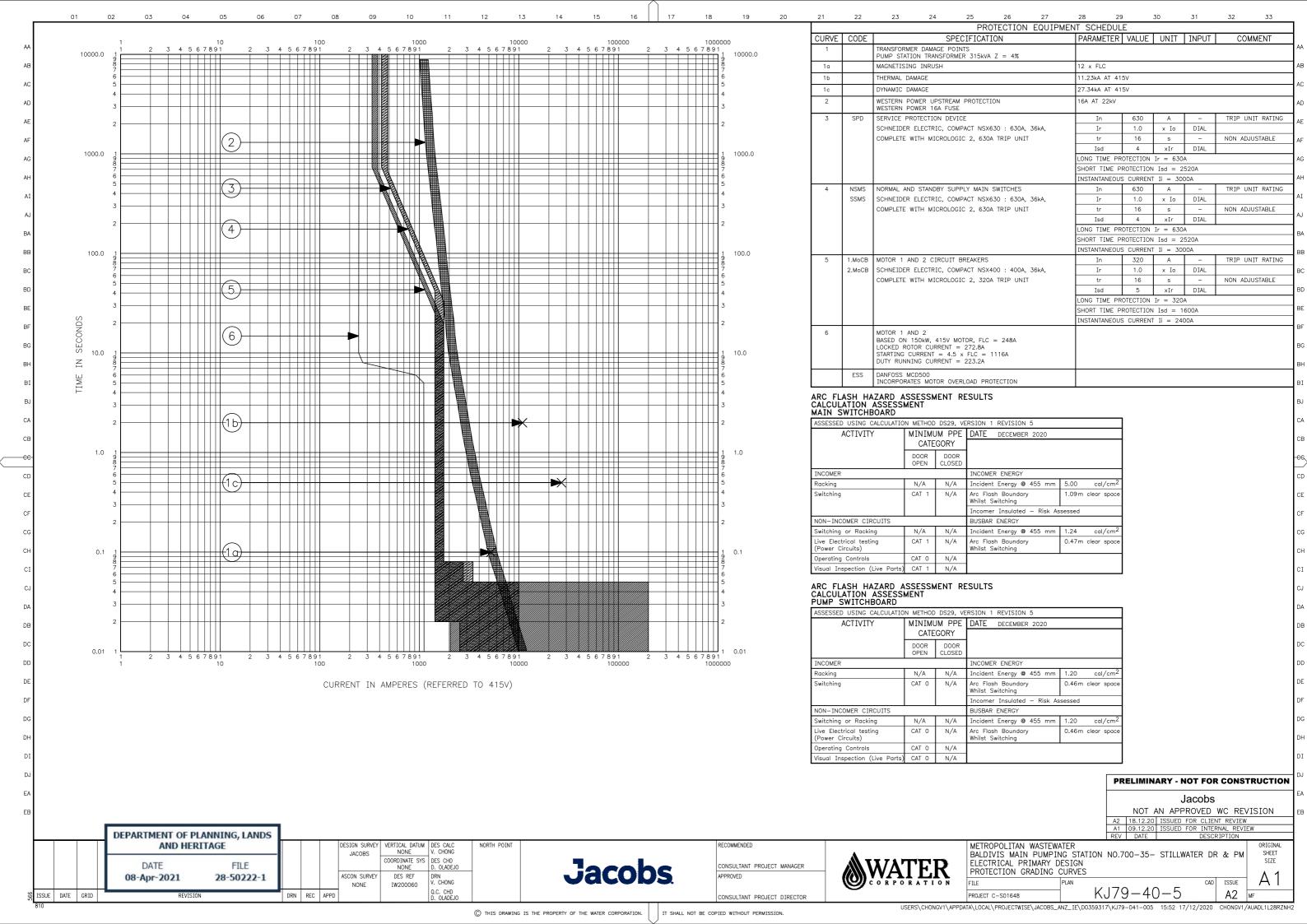


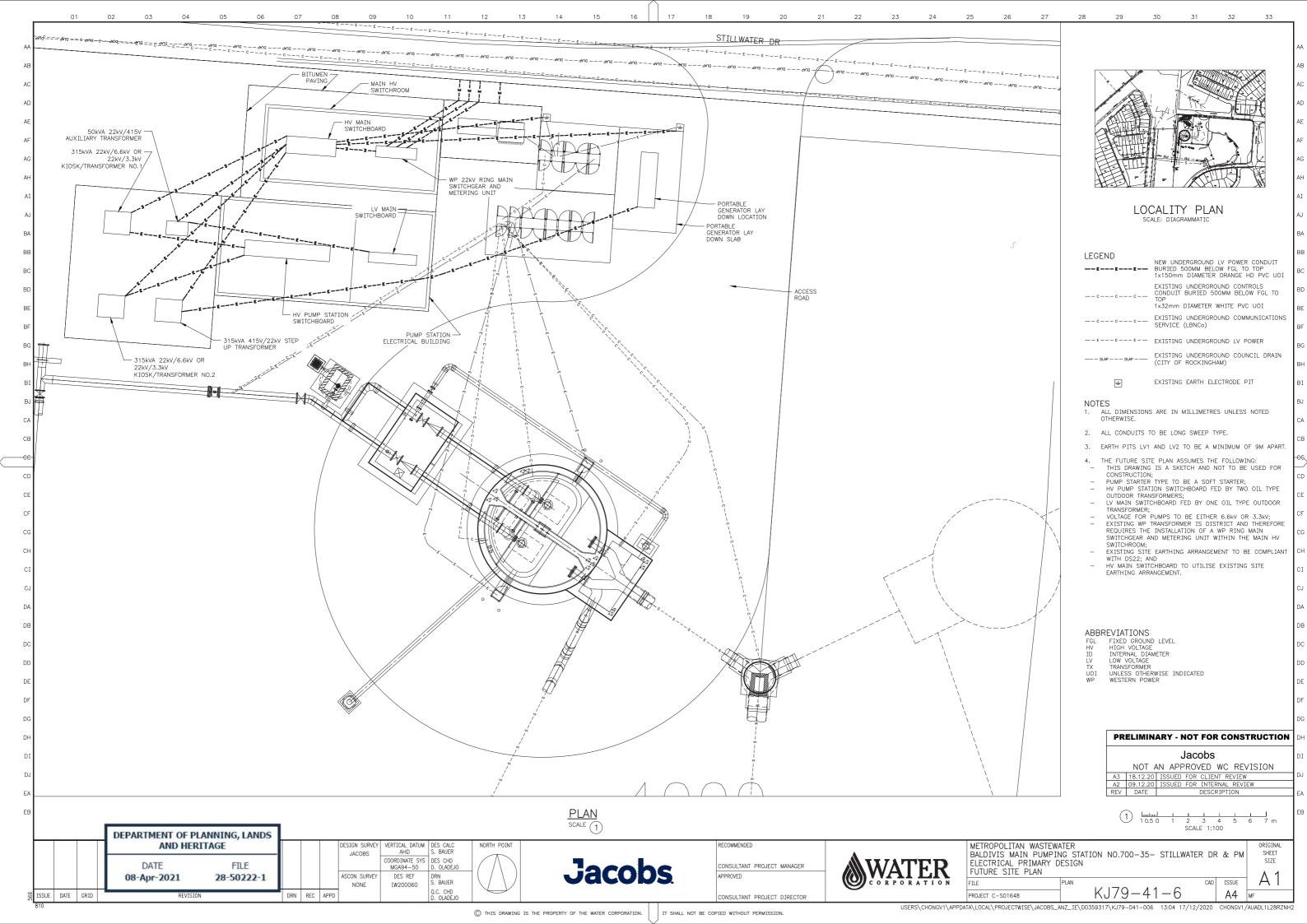


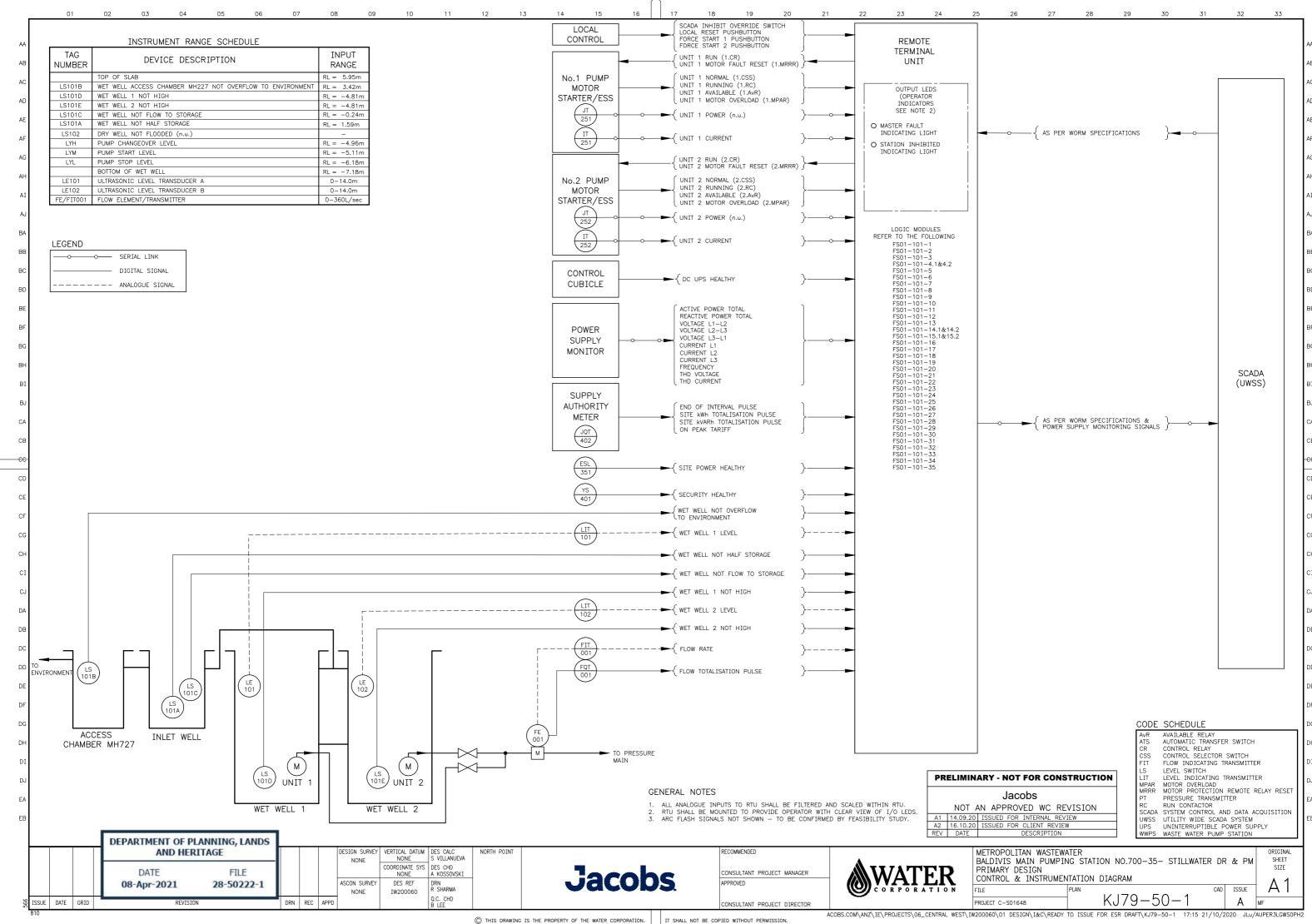


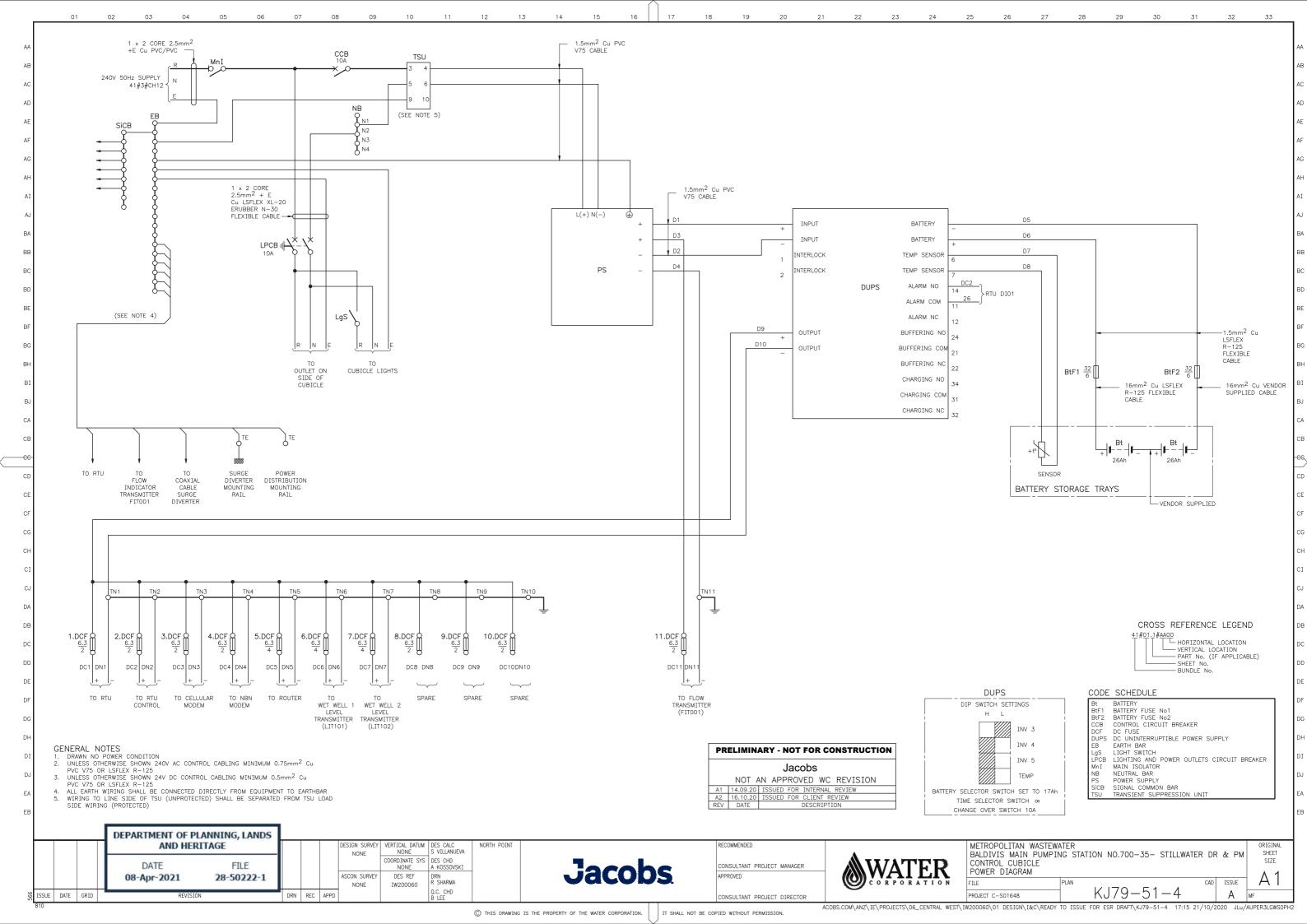


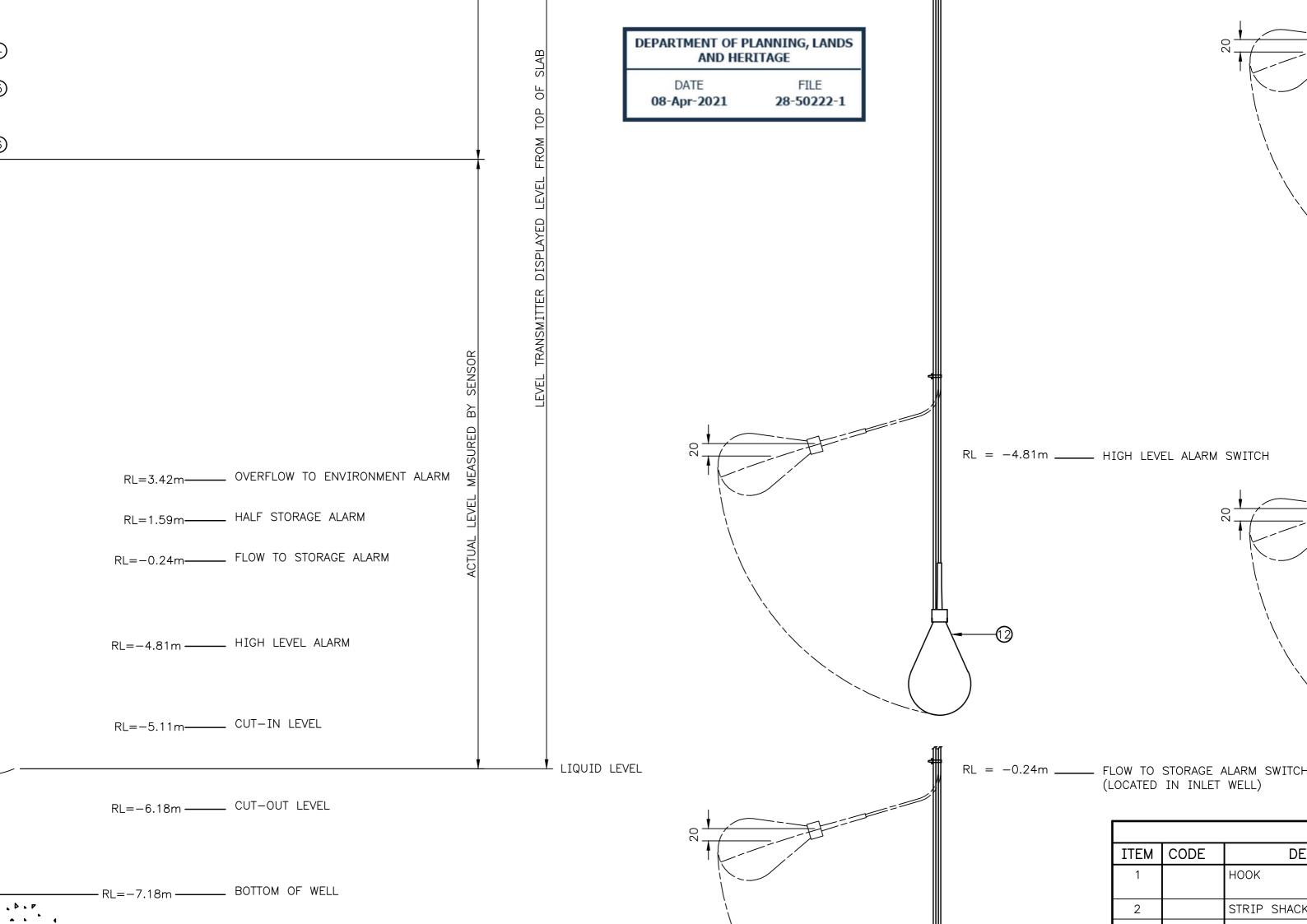










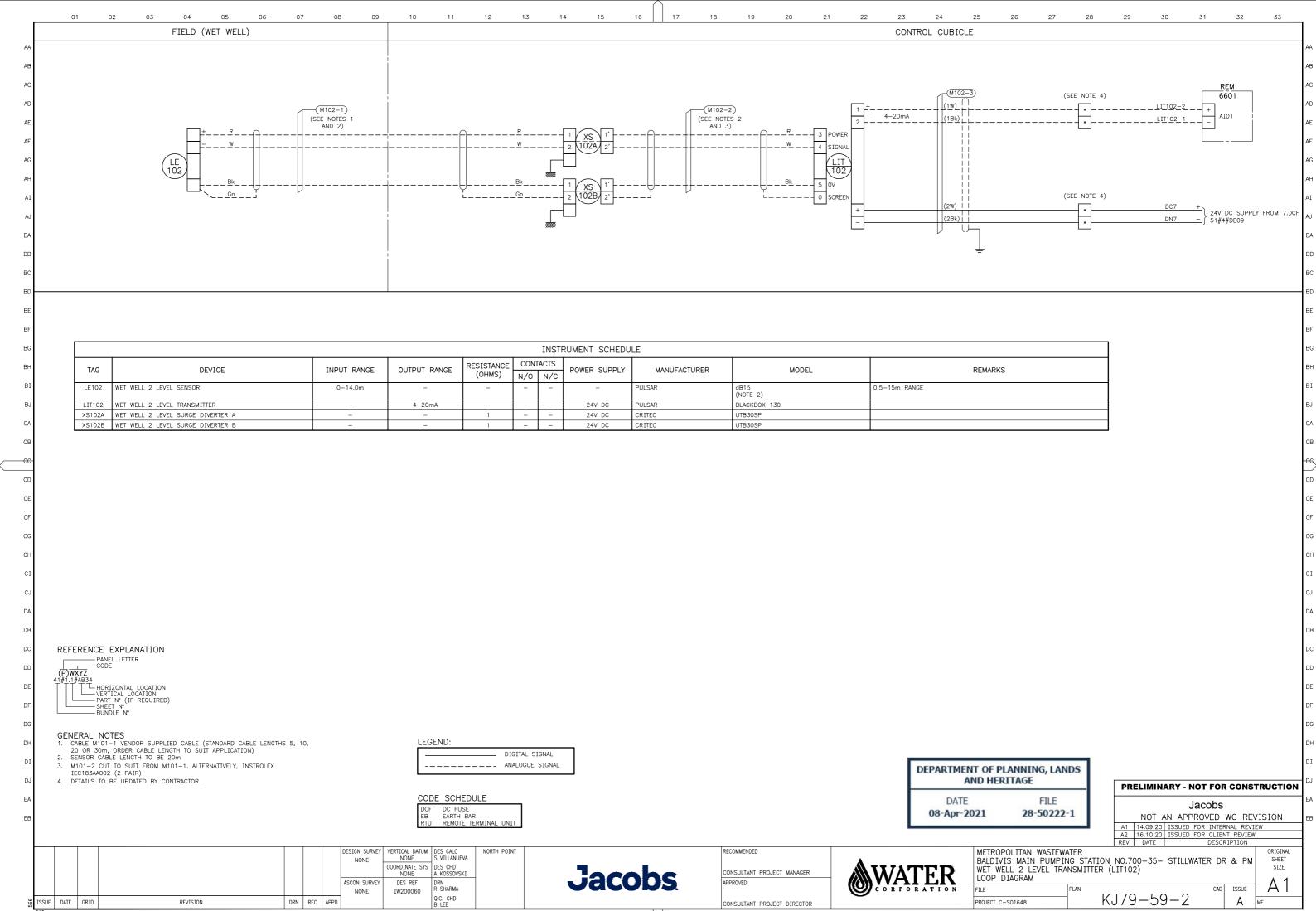


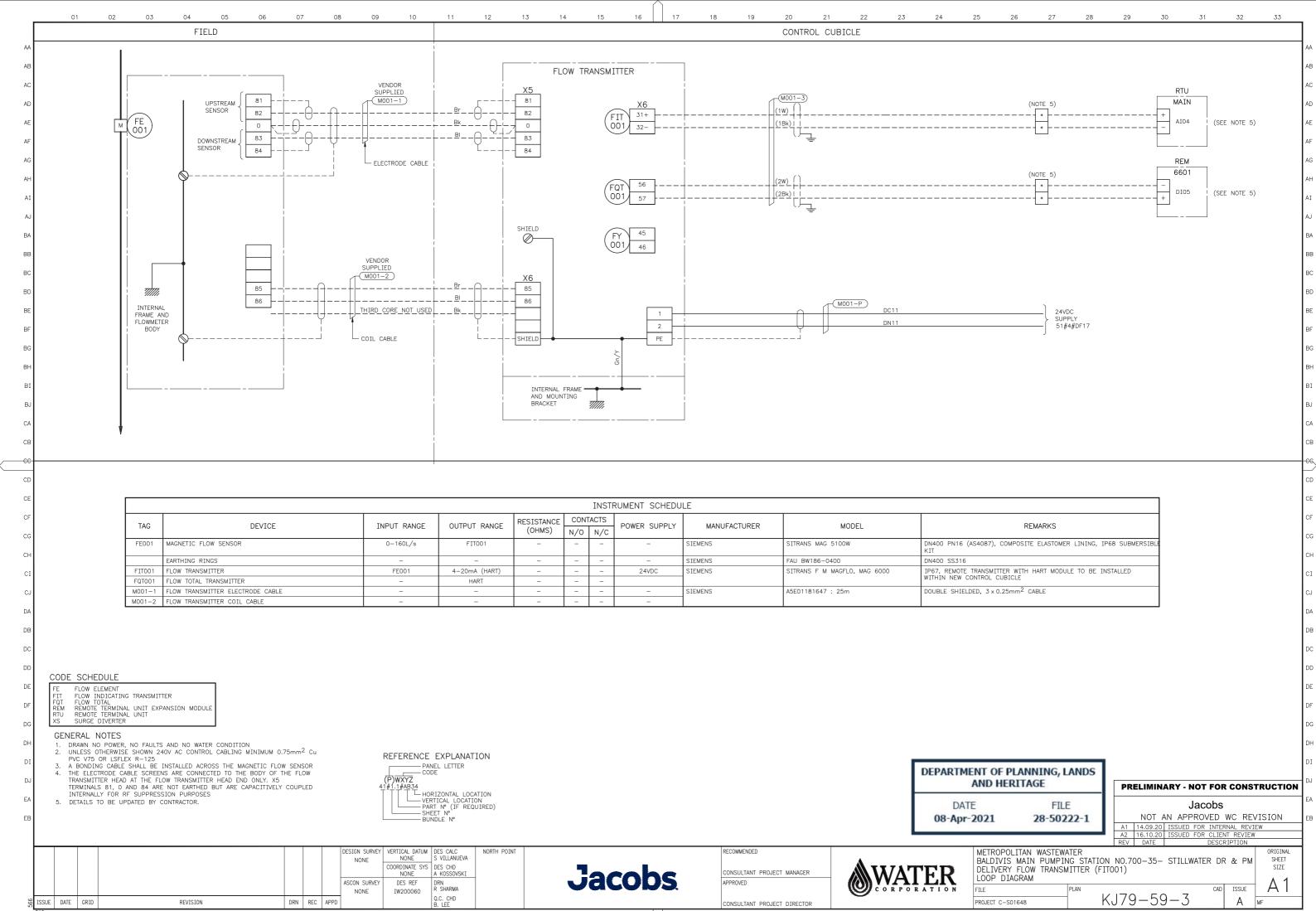
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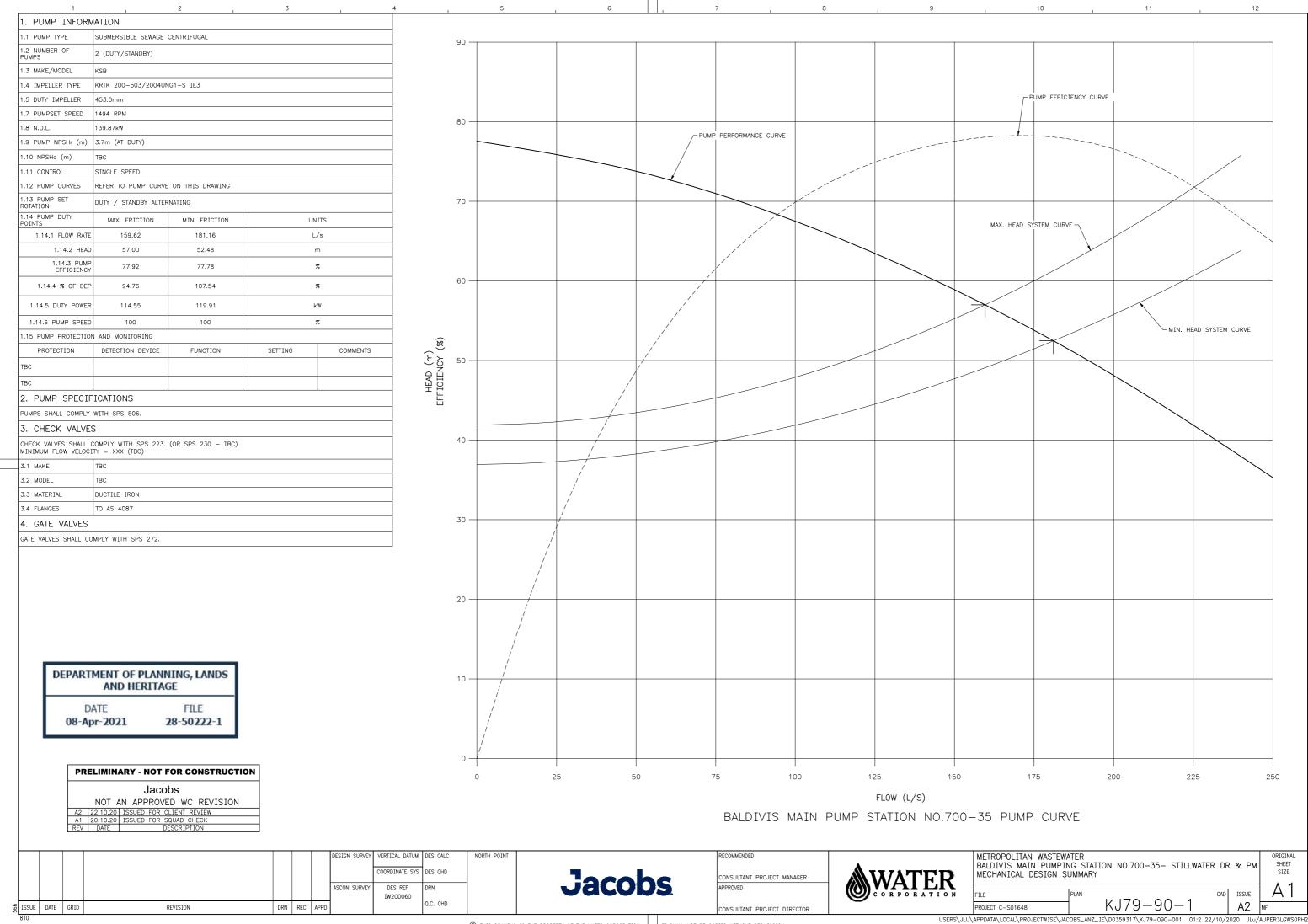
NPUT RANGE	OUTPUT RANGE	RESISTANCE (OHMS)	CONTACTS		POWER SUPPLY	MANUFACTURER	MODEL	REM
			N/0	N/C	POWER SUPPLI	MANUFACTURER	MODEL	REM
0-14.0m	_	-	_	_	_	PULSAR	dB15 (NOTE 2)	0.5-15m RANGE
_	4-20mA	_	_	_	24V DC	PULSAR	BLACKBOX 130	
_	_	1	_	_	24V DC	CRITEC	UTB30SP	
_	_	1	_	_	24V DC	CRITEC	UTB30SP	

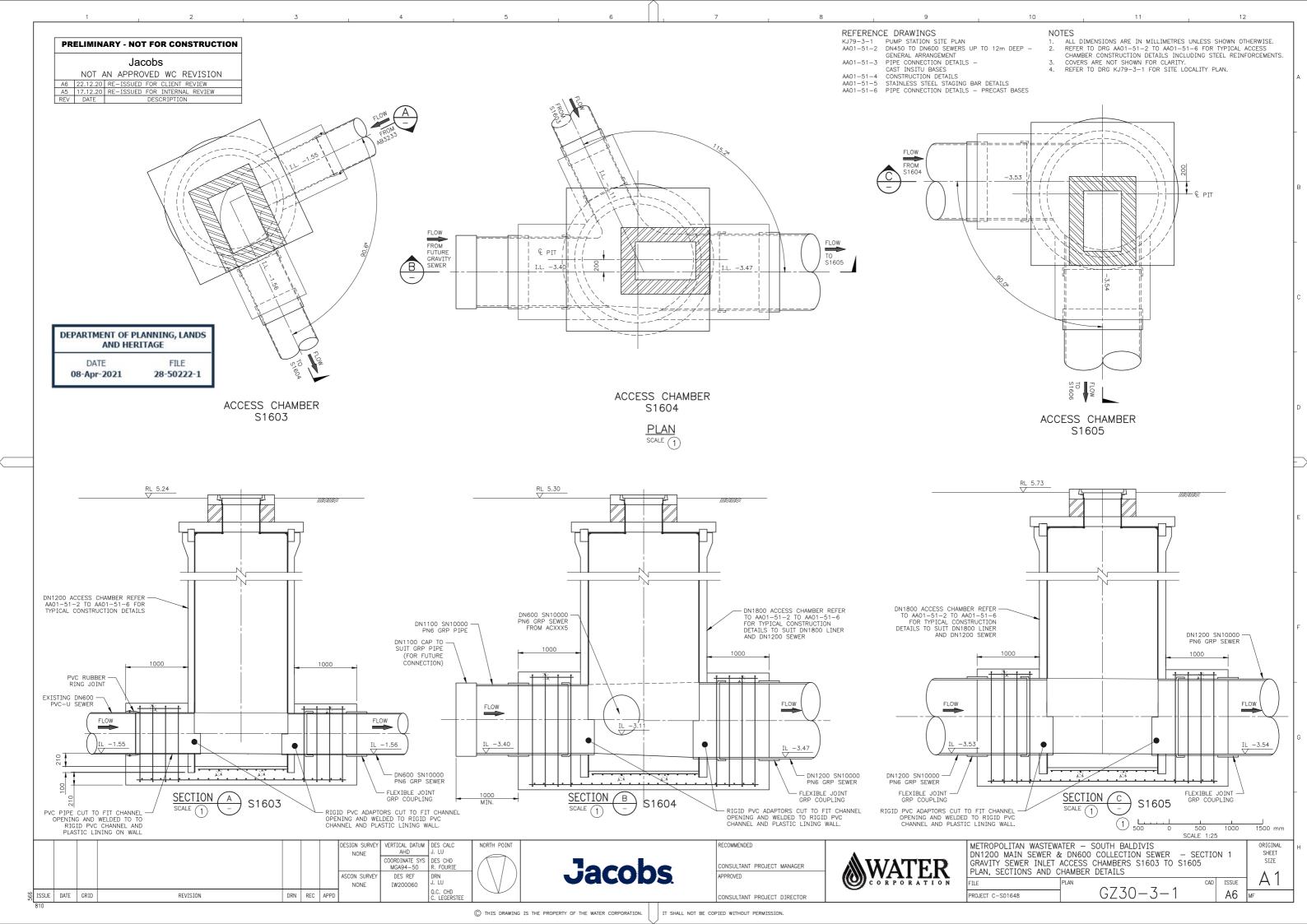
DEPARTMENT OF PLANNING, LANDS AND HERITAGE

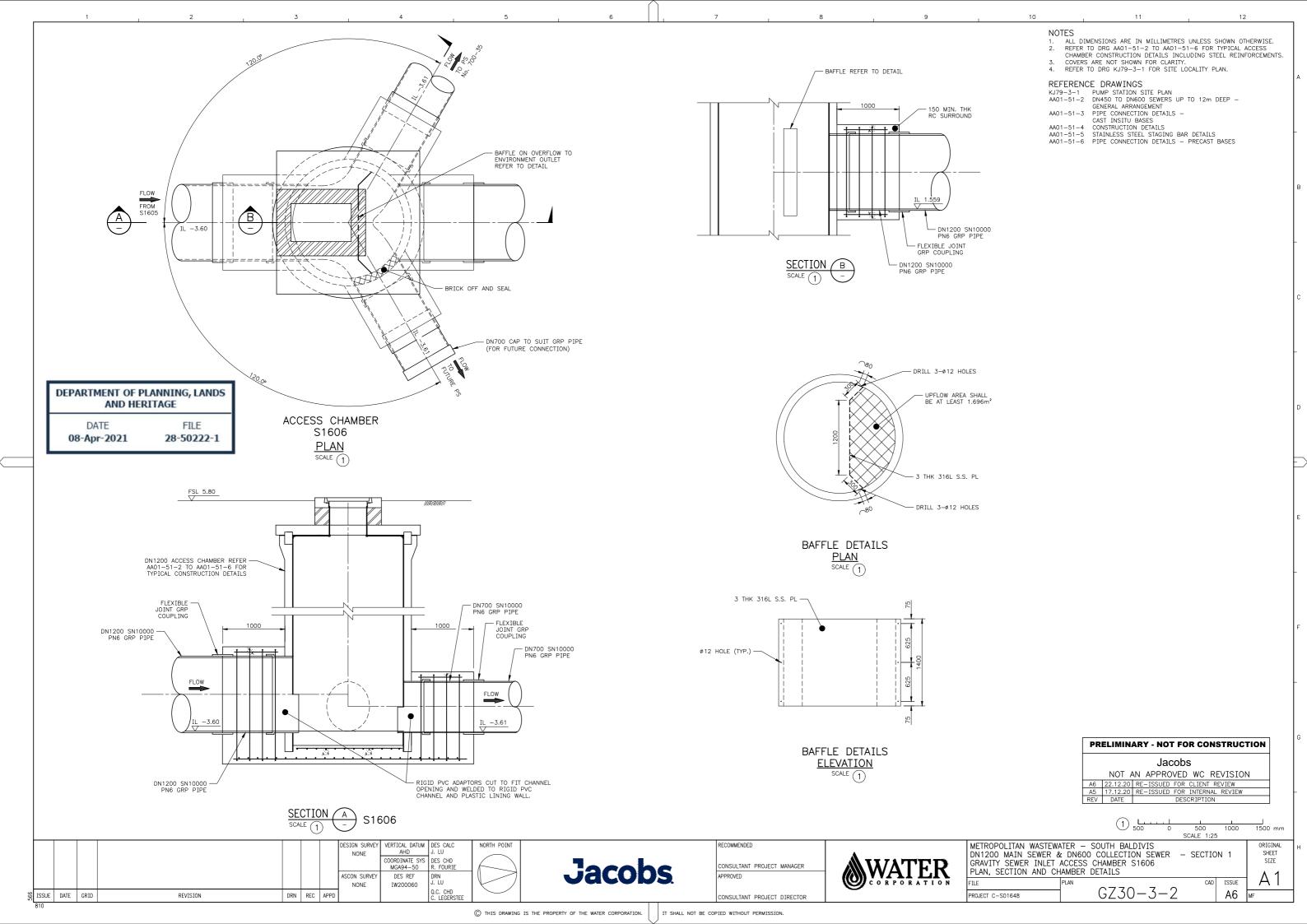
DATE **08-Apr-2021** FILE **28-50222-1**

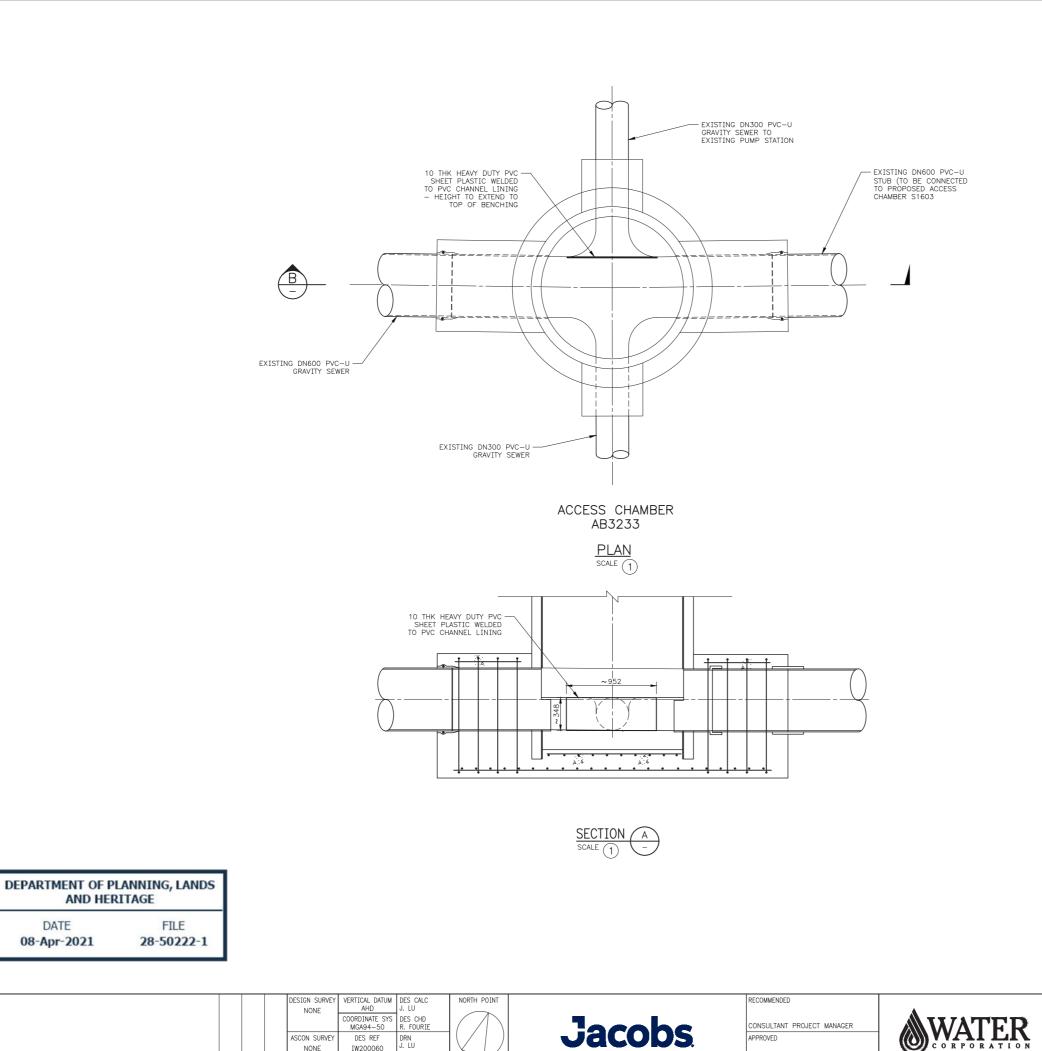












PRELIMINARY - NOT FOR CONSTRUCTION Jacobs NOT AN APPROVED WC REVISION

A4 22.10.20 ISSUED FOR CLIENT REVIEW
A3 20.10.20 ISSUED FOR SQUAD CHECK REV DATE

- NOTES

 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

 2. ACCESS CHAMBER AB3233 DETAILS ARE NOT AVAILABLE AND ARE ASSUMED TO BE TO WC STD DRG AA01-51-2.

METROPOLITAN WASTEWATER
BALDIVIS MAIN PUMPING STATION NO.700-35- STILLWATER DR & PM
GRAVITY SEWER ACCESS CHAMBER AB3233 SHEET SIZE

MODIFICATIONS Α1 CAD ISSUE GZ30 - 3 - 3A2 PROJECT C-S01648

AND HERITAGE

REVISION

DATE

08-Apr-2021

S ISSUE DATE GRID

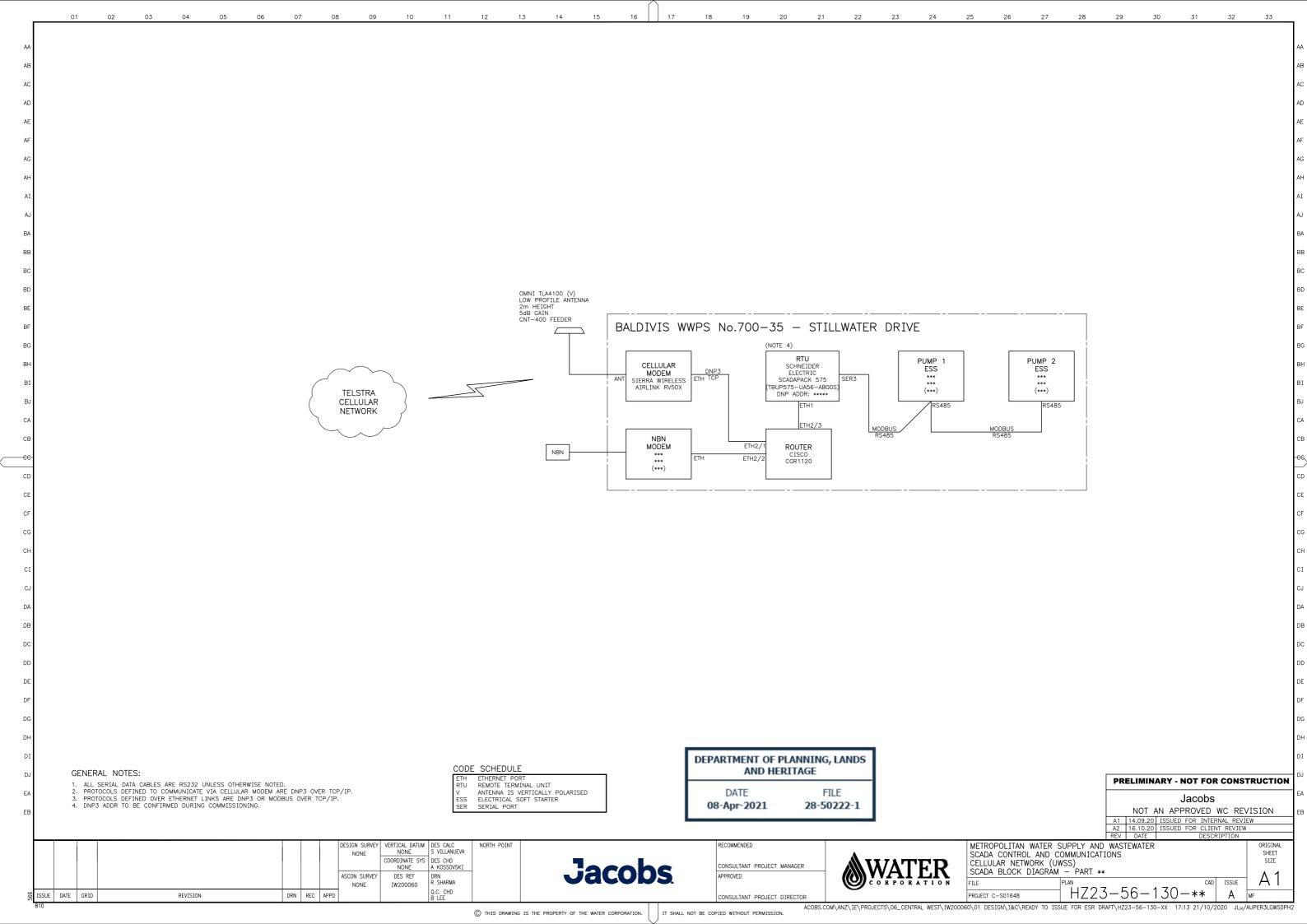
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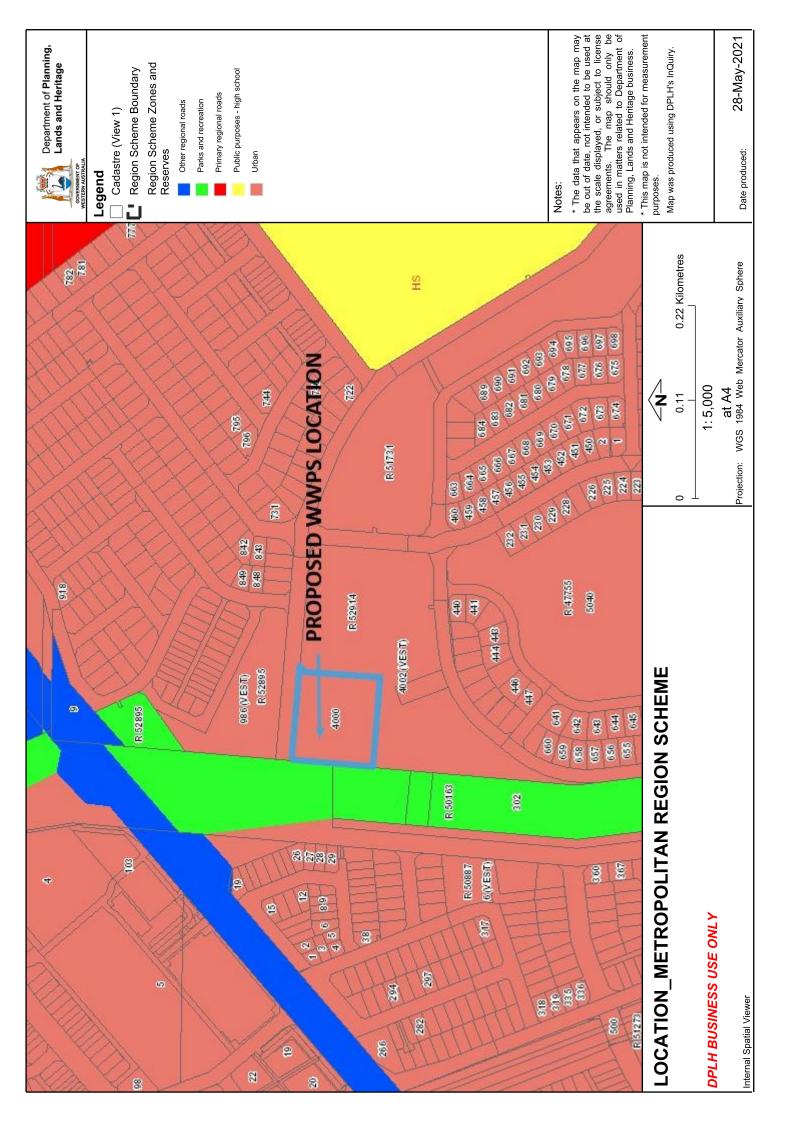
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DRN REC APPD

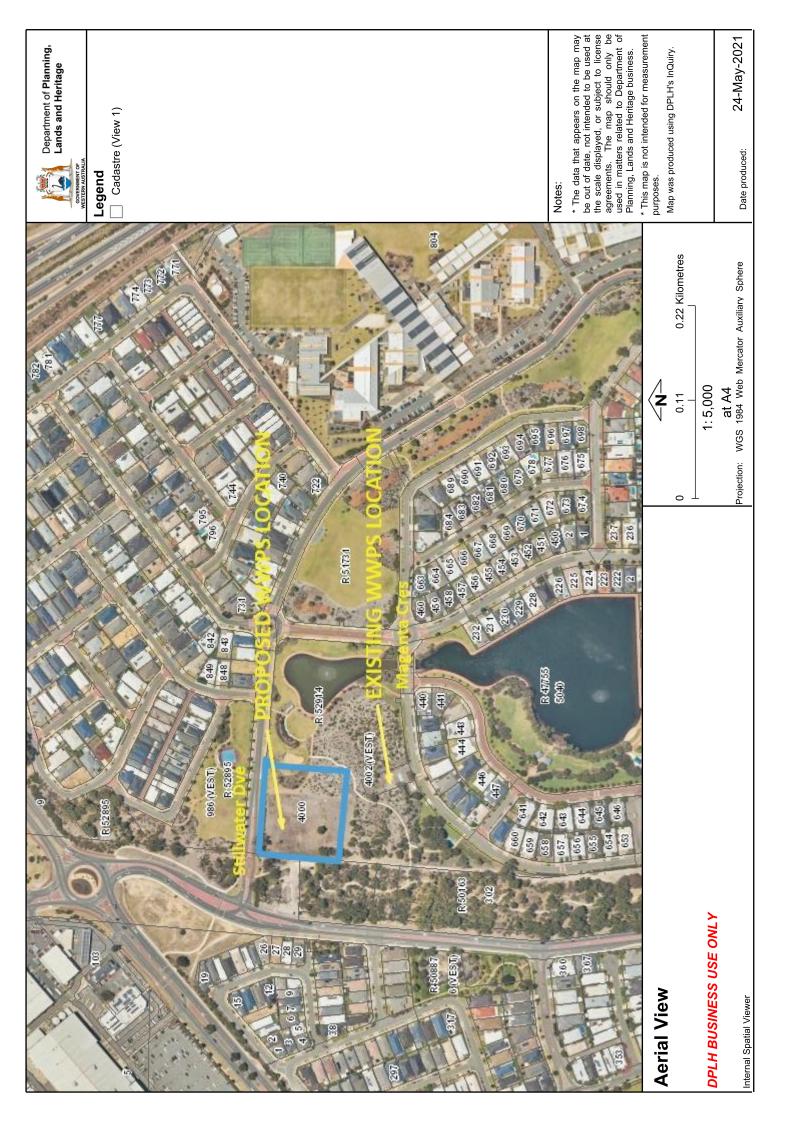
IW200060

CONSULTANT PROJECT DIRECTOR









SCHEDULE OF AGENCY COMMENTS

Agency	Comments					
APA Group	There are no APA assets in the vicinity of the subject site that would be affected by the proposal. As such, APA has no objection or comments to make in relation to this application.					
Department of Biodiversity, Conservation and Attractions	The Department of Biodiversity, Conservation and Attractions have assessed the above development application and have no comments to make at this time.					
Department of Water and Environmental Regulation	It is understood that the wastewater pumping station, including a 3 ML storage tank, will be constructed on Lot 4000. An associated 160 metres of underground pipework will be laid through Lot 4002. Construction of underground wastewater pumping stations and storage tanks typically require dewatering for an extended period. This site has not been reported to the department under the <i>Contaminated Sites Act 2003</i> . The department does not hold any other information that may indicate known or suspected contamination of the lots. Acid sulfate soil risk mapping indicates that the site lies adjacent to an area identified as having a high to moderate risk of acid sulfate soils occurring within three metres of the natural soil surface. A small, constructed wetland is located within 100 metres of the proposed location of the pumping station. As the proposed construction of pumping station is likely to disturb acid sulfate soils and require extended dewatering at the site, the department recommends that acid sulfate soils condition EN8 and advice Ena1 should be applied to the approval, as published in 'Model Subdivision Conditions Schedule' (Department of Planning, Lands and Heritage; WAPC, December 2020). A contamination condition is not required for this development.					
Western Power	We no longer assess development applications.					
City of Rockingham	The City has completed its assessment of the application and provides its comments and recommendations to the Western Australian Planning Commission below. The City is concerned that the existing draining basin at the intersection of Stillwater Drive and Baldivis Road does not have sufficient capacity to directly receive the stormwater from the subject sewerage facility. The City notes that this drainage basin is seasonally inundated and that the basin was not designed to accommodate additional flows. The City recommends using a small planting area adjacent the hardstand area to treat stormwater flow and retain groundwater. The City does not support direct connection to the drainage basin.					

The City acknowledges the applicants comments regarding the commitment to provide easements to protect Water Corporation assets. The City notes that there is existing Water Corporation infrastructure within Lot 4002, Magenta Crescent and Lot 302 Baldivis Road, however, there are no easements in place.

The City notes that there is no details as to which entity will maintain the landscaping within the subject property. The City will not be able to maintain or manage landscaping within the site as it does not own or have a management order on the land. It is the City's view that the lawn area shown on the plan will be insufficient to adequately contain the majority of stormwater onsite. Further, the City is of the view that the indicative location for "trenchless sewer and access chamber" shown on the plan KJ79-3-1 is not ideal, as it conflicts with the City's footpath and could be moved either north or south.

In the instance, the City supports the application subject to the following conditions and advice notes:

Conditions

- 1. The proposal is restricted from direct connection to the existing drainage basin located with the Baldivis Tramway Reserve at the intersection of Stillwater Drive and Baldivis Road.
- 2. The proposed system output must not exceed 350 Litres per second, unless further Development Approval has been obtained.
- 3. Prior to the issue of a Building Permit, the applicant must create an easement over the proposed and existing sewerage infrastructure, in favour of the Water Corporation within Lot 4002, Magenta Crescent and Lot 302 Baldivis Road, to the satisfaction of the Western Australian Planning Commission and the City of Rockingham. All works and costs associated with the creation of the easement are the responsibility of the applicant.
- 4. All earthworks shall be stabilised to prevent sand drift.
- 5. All traffic access and egress associated with the construction and management of the facility must be obtained from the proposed access point on Stillwater Drive.
- 6. A Dust Management Plan is to be prepared and implemented to the satisfaction of the City of Rockingham for the duration of works.
- 7. The applicant is responsible for protecting any existing City streetscape assets along Stillwater Drive during the course of the project. This includes any existing streetscape lighting, grated gully pits, side entry pits, kerbing, footpaths, trees, turf etc. If any damage is caused to the existing assets (identified to be retained), they must be rectified to the satisfaction of the City of Rockingham Manager Land and Development Infrastructure.

- 8. The applicant must reinstate and revegetate all landscape areas and infrastructure that is damaged and/or cleared as a result of accessing and completing the works outside of the development site. The works are to be completed to the satisfaction of the City of Rockingham.
- 9. Stormwater from all hardstand shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any property or road reserve. All stormwater generated by the development must be managed in accordance with Planning Policy 3.4.3 Urban Water Management to the satisfaction of the City of Rockingham. The approved plans must be implemented and all works must be maintained for the duration of the development.
- 10. Prior to applying for a Building Permit, a Landscaping Plan to the satisfaction of the City of Rockingham must be prepared and must include the following detail:
- (i) the location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;
- (ii) any lawns to be established and areas to be mulched;
- (iii) any natural landscape areas to be retained;
- (iv) those areas to be reticulated or irrigated; and
- (v) proposed upgrading to landscaping, paving and reticulation of the street setback area and all verge areas. The landscaping, paving and reticulation must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the City of Rockingham for the duration of the development.
- 11. Trees, shrubs taller than 2m and grasstree plants (XANTHORRHOEACEAE family) must be retained (unless specifically identified for removal on the approved plans) and, during the construction period, measures for their retention must be taken in accordance with Australian Standard AS 4970—2009, Protection of trees on development sites. These measures are to be detailed in a vegetation retention management plan to the satisfaction of the City of Rockingham.

Prior to applying for a Building Permit, arrangements must be made to the satisfaction of the City of Rockingham for the relocation of all grasstree plants that are specifically identified for removal.

12. An acid sulphate soils self-assessment form and, if required as a result of the self-assessment, an acid sulphate soils report and an acid sulphate soils management plan shall be submitted to and approved by the Department of Water and Environmental Regulation before any development commences. Where an acid sulphate soils management plan is required to be submitted, all works shall be carried out in accordance with the approved management plan to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Rockingham.

- 13. Prior to the commencement of development, a Construction Management Plan must be prepared and approved by the City of Rockingham to ensure appropriate management of construction related impacts. The approved plan must be implemented for the duration of construction works, to the satisfaction of the City of Rockingham.
- 14. Prior to the commencement of development, a Dewatering Management Plan and Ground Water Extraction Licence must be prepared and approved by the Department of Water and Environmental Regulations. The approved plan and licence must be implemented during the construction period of below ground assets, to the satisfaction of the Department of Water and Environmental Regulations.

Advice Notes

- 1. All works in the road reserve, including construction of a crossover or footpath, installation of on-street carparking spaces, planting of street trees, bicycle parking devices, street furniture and other streetscape works and works to the road carriageway must be to the specifications of the City; the applicant should liaise with the City of Rockingham's Land and Development Infrastructure Services in this regard.
- 2. In regard to Condition 2, an Odour Report will not be required until the capacity exceeds 350 Litres per second.
- 3. It is recommended that a photographic dilapidation report is undertaken by the applicant/landowner, to record the current condition of any City of Rockingham assets.
- 4. In regard to Condition 9, the City recommends a small fringe of water gardens to accommodate events up to the critical 1 in 100 year event, with some of the flows filtering through subsoil to the City or Rockingham drainage basin.
- 5. The City recommends using a small planting area adjacent the hardstand area to treat stormwater flow and retain groundwater.