
ATTACHMENT 10



Albany
Broome
Darwin
Perth

23-180.1

18 September 2023

Lester Mulder
Mulder Kapman
Unit 4, 53 Sholl Street
MANDURAH WA 6210

Dear Lester

Lot 192 Hale Road, Wattle Grove – Civil DA Design Certification

We confirm that we have carried out the civil design for the above project for the car parks in accordance with the requirements of the relevant Australian Standards.

The stormwater drainage design for the civil development has been undertaken in accordance with City of Kalamunda design requirements to store a 1:100 ARI stormwater event of critical duration, noting that the Water Corporation have endorsed a pre-development discharge to Woodlupine Brook. Correspondence with the Water Corporation endorsing the pre-development discharge has been included to this submission.

The civil drawings adequately convey the intent of the civil design and are numbered as follows:

Drawing No.	Drawing Title	Rev
23180-C8-DG-01	Civil Development Application Concept	C

Please contact our office should you require further information.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'J. De Palma'.

JAMIE DE PALMA
Principal - Property
Perth



Albany
Broome
Darwin
Perth

23-180.1

9 August 2023

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Mulder Kapman
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MANDURAH WA 6210

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23180-C8-DG-01	Civil Development Application Concept	B

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Yours sincerely

A handwritten signature in dark ink, appearing to read 'J. De Palma'.

JAMIE DE PALMA
Principal - Property
Perth

Jamie De Palma

From: Tom Foppoli <Tom.Foppoli@watercorporation.com.au>
Sent: Thursday, 22 June 2023 7:42 AM
To: Havish Chittoor
Cc: Jamie De Palma
Subject: [External] SF399558 - Service request: Lot 192 Hale Rd, Wattle groove.
Attachments: Woodlupine Brook BD - Longitudinal Section Fig D4.3.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Good Morning Havish,

Thanks for you email with regards to the above lot.

Please find attached long section as requested.

The property at Lot 192 Hale Road, Wattle Grove can discharge stormwater runoff through the existing DN300mm connection into the Woodlupine Brook Branch Drain. However, the post development flows from the lot should be limited to that of the predevelopment (current) flows. For meeting this requirement, online retention/storage facilities should be designed and installed onsite.

The existing connection should be made to comply with all the Water Corporation Design Standard DS66 including provision of trapped access chamber.

Kind Regards,

Tom Foppoli
Advisor – Infill Development
Development Services
Assets Planning & Delivery Group

E tom.foppoli@watercorporation.com.au

T (08) 9420 3205

P PO Box 100, Leederville, WA 6902



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Please consider the environment before printing this email.

From: Havish Chittoor <havish.chittoor@pfeng.com.au>
Sent: Thursday, 15 June 2023 12:59 PM
To: Land Servicing <Land.Servicing@watercorporation.com.au>
Cc: Jamie De Palma <jamie.d@pfeng.com.au>
Subject: Service request: Lot 192 Hale Rd, Wattle groove.

Good morning Sir/Madam,

On behalf of Mulder Kampman Design Ground, Pritchard Francis have been engaged to undertake the civil consultancy services for the proposed commercial development at Lot 192 Hale Road, Wattle Grove.

As a function of the proposed development, Pritchard Francis shall be contributing towards the Development Application submission to the City of Kalamunda with respect to development levels and stormwater drainage solutions.

Pritchard Francis wish to coordinate with the Water Corporation with respect to the existing open drain titled Woodlupine Brook located between Wimbridge Road and the Woodlupine Brook Compensating Basin.

Flood Plain Levels

Can the Water Corporation please provide the relevant long sections of Woodlupine Brook with associated Top Water Levels such that Pritchard Francis can appropriate define the commercial development levels above the 1% AEP flood levels. From our recent site inspection, we have noted headwall arrangements at regular intervals within the open drain which controls the flow and gradient of the stormwater acting through the Main Drain.

Stormwater Lot Connection

Whilst Pritchard Francis shall design the on-site stormwater detention to the City of Kalamunda requirements, we have also noted via Esinet and during the site inspection that each of the lots (including Lot 192, #326) have been provided with a stormwater lot connection to the Woodlupine Brook, with each lot connection discharging via the concrete headwall structures. For Lot 192 (#326) in particular, a dia 300 RCP at invert 14.55m AHD is located on the southern side of the Main Drain.

We have also liaised with the adjacent developer of Lot 191 (#332) and noted that their commercial development implemented a stormwater detention design which facilitated a pre-development outfall from the commercial precinct to the Water Corporation Main Drain via the existing lot connection.

For the proposed development of Lot 192 (#326), can the Water Corporation please advise if we will be permitted to utilise the existing lot connection at pre-development flow rates. Relevant stormwater drainage calculations would be provided at the relevant time for endorsement.

Should a discharge to the Main Drain be permissible, can the Water Corporation advise if any treatment train or hydrocarbon interceptors would be required?

Please advise us on this, to go ahead to consider the headwall. Feel free to get in touch if you have any concerns or questions.

Thanks,

Havish Chittoor
Engineer – Civil



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**pritchard
francis**
civil and structural
engineering consultants

Client:	Mulder Kapman
Project:	326 Hale Road, Wattle Grove
Drawing Set:	23180-C8-DG-01
Revision:	C
Date:	18 September 2023

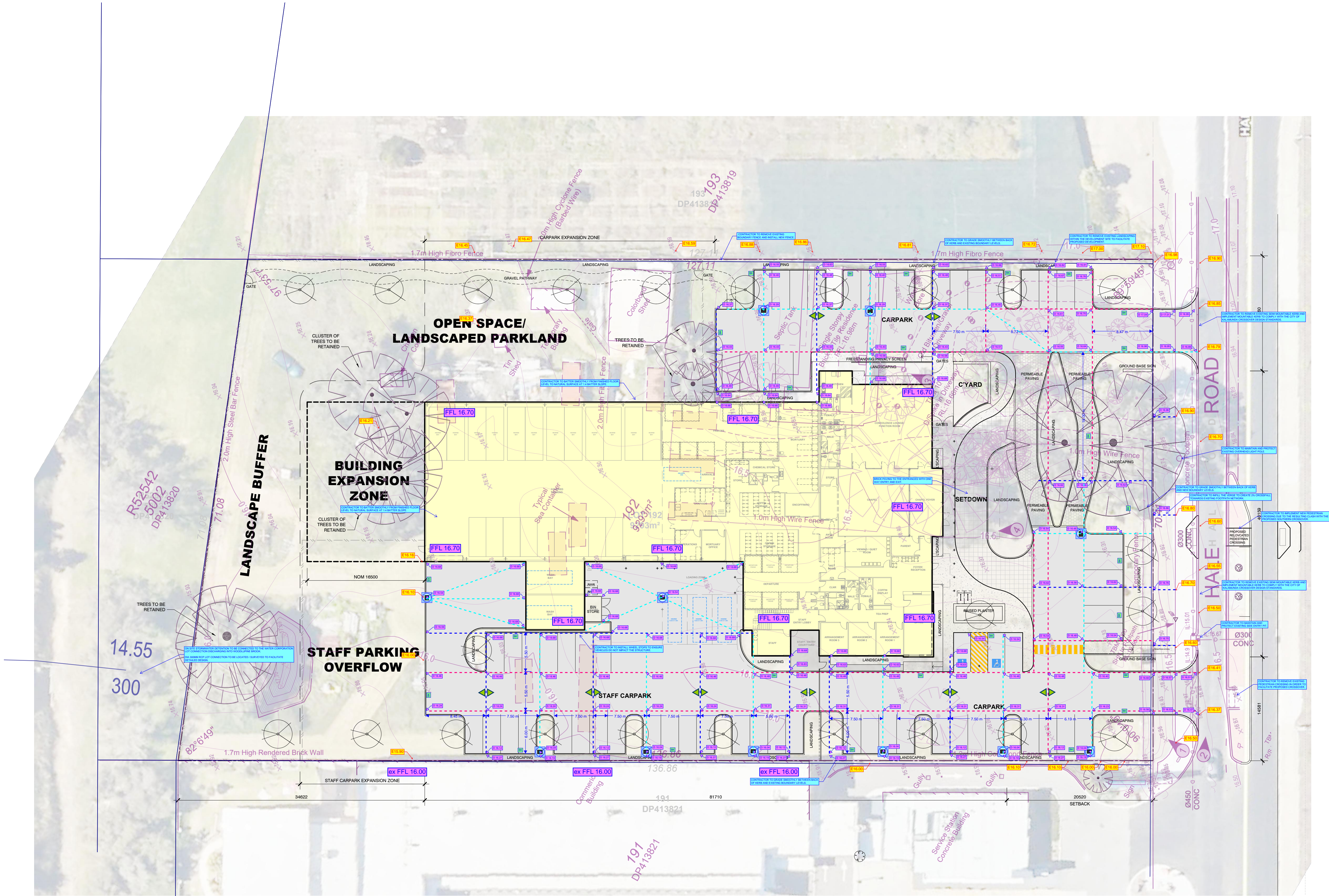


PROPOSED FUNERAL PARLOUR
SEASONS FUNERALS
Lot 192 (H326) Hale Road, WATTLE GROVE

DRAWN	DATE	SCALE	PROJECT No.	DRAWING No.	REV.
LM	2023.09.08	1:250 (A1)	0876	Sheet 3	SK07
		1:500 (A3)			

P 0400 219 966
E admin@mulderkampman.com.au
W www.mulderkampman.com.au

Unit 4, 53 Sholl St. MANDURAH WA 6210



SITE PLAN
SCALE 1:250

PRITCHARD FRANCIS CIVIL DA CONCEPT SHALL
BE VERIFIED AND CERTIFIED BY PRITCHARD
FRANCIS FOR BUILDING PERMIT APPLICATION.



civil and structural
engineering consultants

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Subiaco WA 6008
PO Box 2150
Subiaco WA 6904
Telephone: (08) 9382 5111
admin@pleng.com.au

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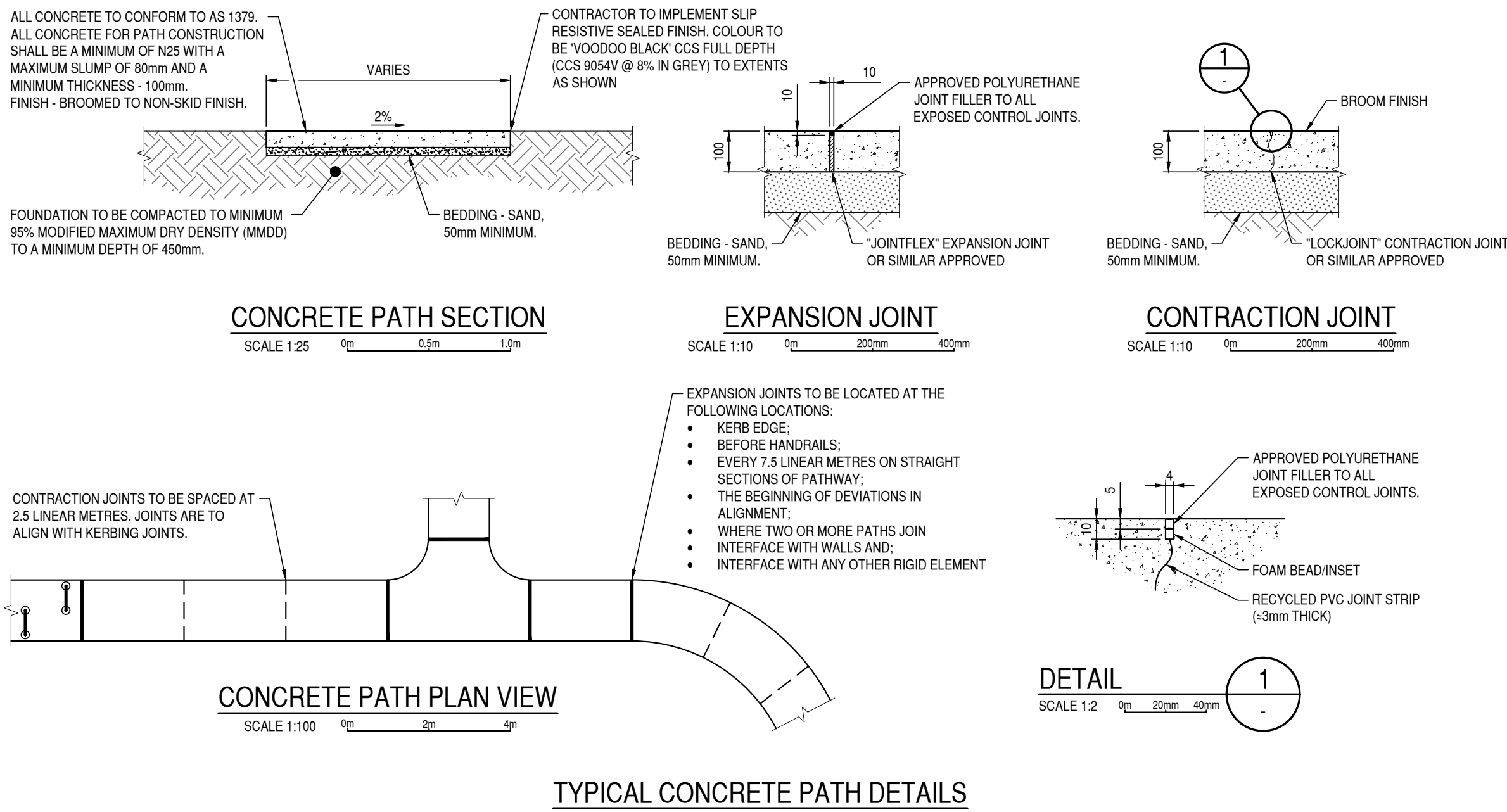


MULDER KAMPMAN
DESIGN

PROPOSED FUNERAL PARLOUR
SEASONS FUNERALS
Lot 192 (H326) Hale Road, WATTLE GROVE

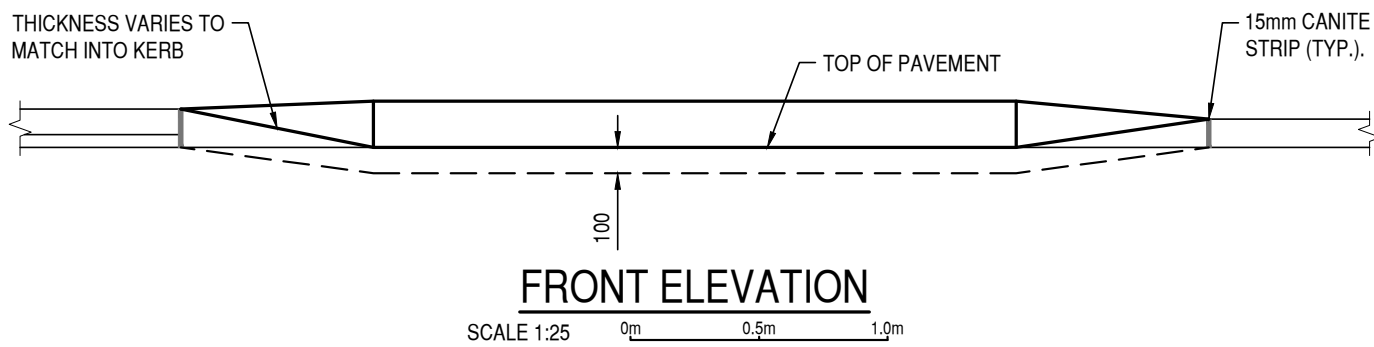
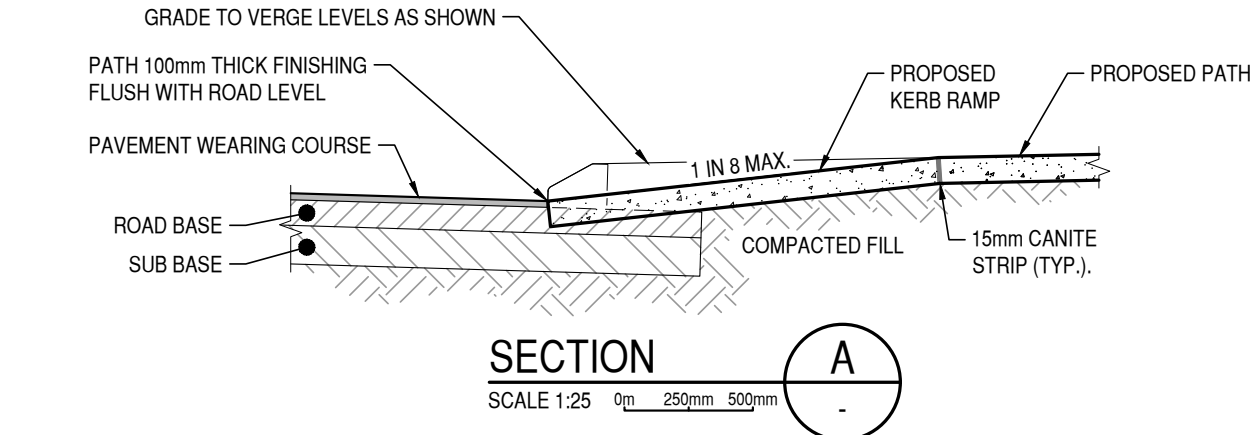
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DRAWN	DATE	SCALE	PROJECT No	DRAWING No.	REV.
LM	2023.09.08	1:250 (A1) 1:500 (A3)	0876	Sheet 3	SK07



KERB RAMP NOTES

1. ALL CONCRETE TO BE A MINIMUM OF 25MPa, 20mm AGGREGATE AND A MAXIMUM SLUMP OF 80mm, FROM AN APPROVED PRE-MIX BATCH PLANT
2. MINIMUM THICKNESS - 100mm.
3. BEDDING - SAND, 50mm MINIMUM.
4. FINISH - BROOMED TO NON-SKID FINISH PARALLEL TO LINE OF KERB WITH TOOLED EDGES
5. EXPANSION JOINTS - "JOINTFLEX" OR SIMILAR APPROVED
6. TACTILE GROUND SURFACE INDICATORS (T.G.S.I.'s) SHALL BE IN ACCORDANCE WITH AS1428.1 AND AS1428.4.
7. CONTRACTOR TO INSTALL 2x ROWS OF TERRACOTTA WARNING T.G.S.I.'s (ADHESIVE TYPE) FOR FULL WIDTH OF CONCRETE KERB RAMP.
8. WARNING TGSi's ARE NOT TO BE CUT. CONTRACTOR SHALL SELECT SUITABLE SIZE TO EXTEND ACROSS FULL WIDTH OF KERB RAMP (EXCLUDING SPLAYS).
9. WHERE THE KERB RAMP IS CONSTRUCTED USING BLOCK PAVERS, THE CONTRACTOR SHALL INSTALL TGSi PAVERS IN A CONTRASTING COLOUR CONFORMING WITH AS1428.4 LUMINANCE REQUIREMENTS.



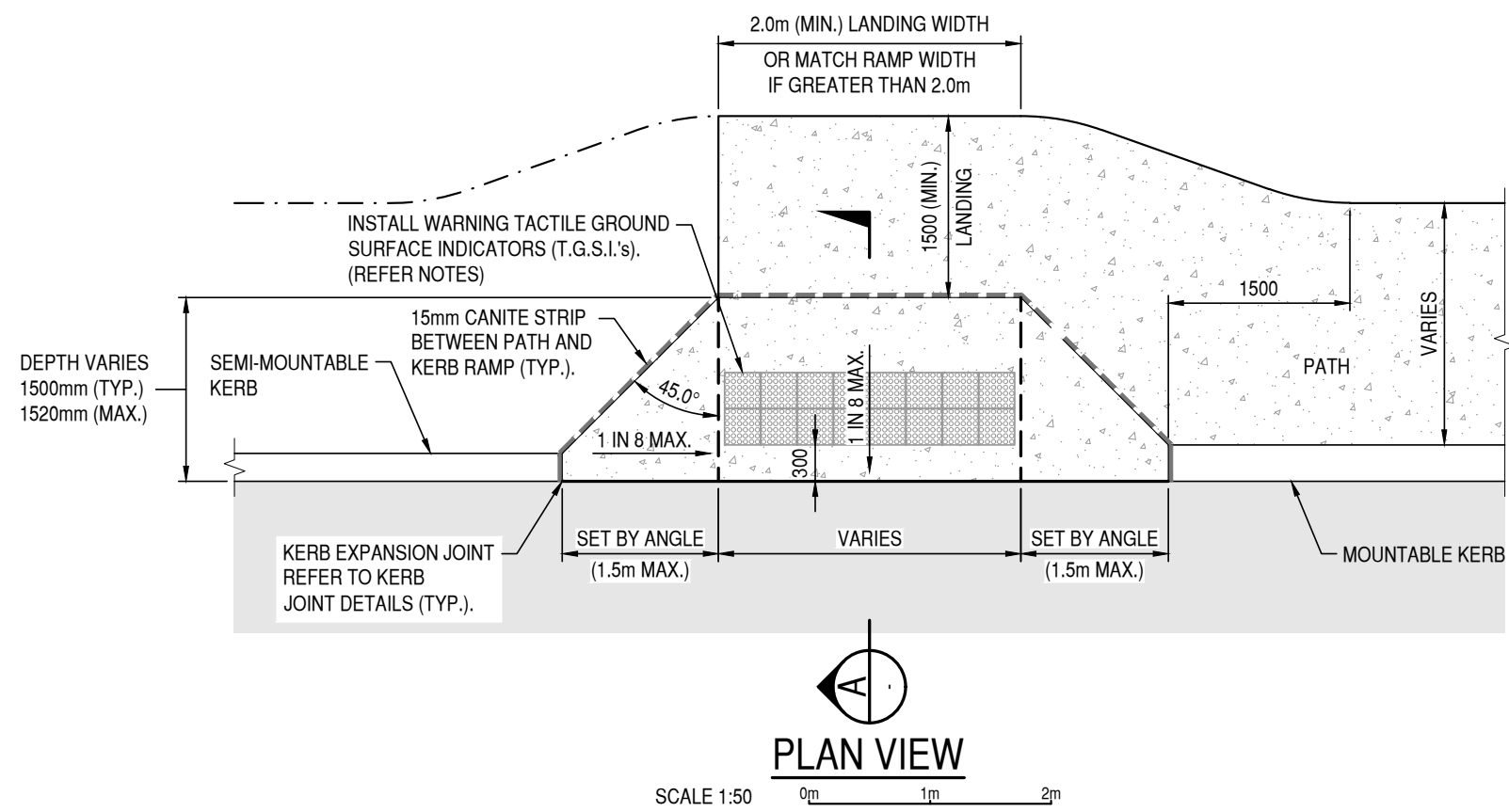
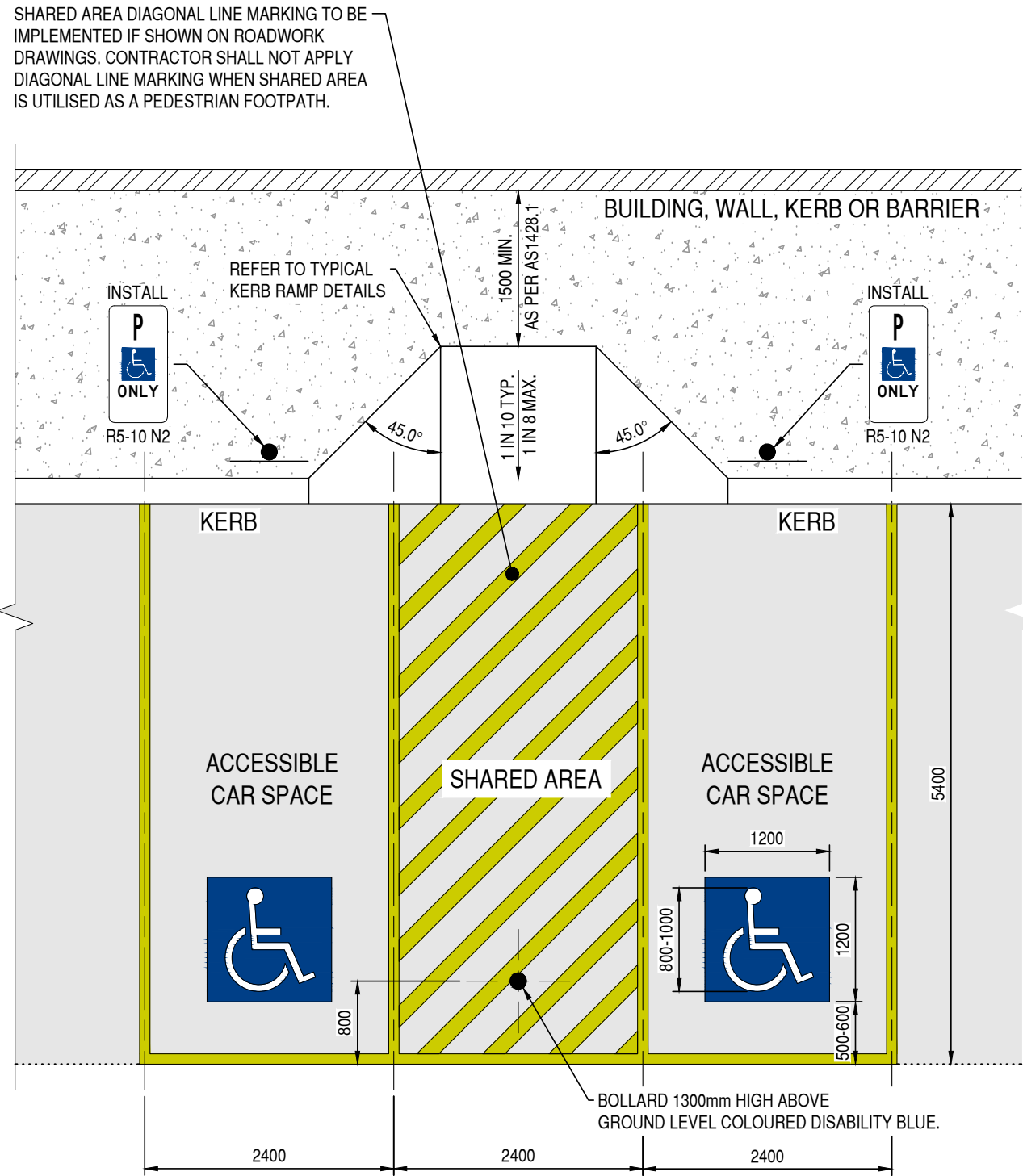
ACCESIBLE PARKING SPACE NOTES

SPACE IDENTIFICATION
EACH DEDICATED SPACE SHALL BE IDENTIFIED BY MEANS OF A WHITE SYMBOL OF ACCESS IN ACCORDANCE WITH AS1428.1 BETWEEN 800mm AND 1000mm HIGH PLACED ON A BLUE RECTANGLE WITH NO SIDE MORE THAN 1200mm. PLACED AS A PAVEMENT MARKING IN THE CENTRE OF THE SPACE BETWEEN 500mm AND 600mm FROM ITS ENTRY POINT AS ILLUSTRATED.

SPACE DELINEATION
PAVEMENT MARKINGS SPECIFIED IN ITEMS (A) AND (B) OF THIS CLAUSE SHALL BE YELLOW AND SHALL HAVE A SLIP RESISTANT SURFACE. RAISED PAVEMENT MARKERS SHALL NOT BE USED FOR SPACE DELINEATION.

PAVEMENT MARKINGS SHALL BE PROVIDED AS FOLLOWS:

1. LINEMARKING:
 - 1.1. DEDICATED PARKING SPACES SHALL BE OUTLINED WITH UNBROKEN LINES 80 TO 100mm WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL
 2. SHARED AREAS SHALL BE MARKED AS FOLLOWS:
 - 2.1. WALKWAYS WITHIN OR PARTLY WITHIN A SHARED AREA SHALL BE MARKED WITH UNBROKEN LONGITUDINAL LINES ON BOTH SIDES OF THE WALKWAY EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.
 - 2.2. OTHER VACANT NON-TRAFFICKED AREAS, WHICH MAY BE INTENTIONALLY OR UNINTENTIONALLY OBSTRUCTED (E.G. BY UNINTENDED PARKING), SHALL BE OUTLINED WITH UNBROKEN LINES 80mm TO 100mm WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL, AND MARKED WITH DIAGONAL STRIPES 150mm WIDE WITH SPACES 300mm BETWEEN STRIPES. THE STRIPES SHALL BE AT AN ANGLE OF 45° TO THE SIDE OF THE SPACE.
 - 2.3. NO SHARED AREA MARKINGS SHALL BE PLACED IN TRAFFICKED AREAS.
 - 2.4. ALL LINEMARKING MUST BE NON SLIP.
 3. BOLLARDS:
 - 3.1. MINIMUM HEIGHT 1300mm.
 - 3.2. RECOMMENDED COLOUR BLUE TO CONTRAST AGAINST YELLOW LINE MARKING.



TYPICAL KERB RAMP DETAIL



ACCESSIBLE CAR PARKING SPACES IN ACCORDANCE WITH AS2890.6

NOMINATED DETAILS LIKELY TO APPLY TO THE PROJECT, HOWEVER TO BE CONFIRMED DURING DETAILED DESIGN PRIOR TO BUILDING PERMIT APPLICATION.



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