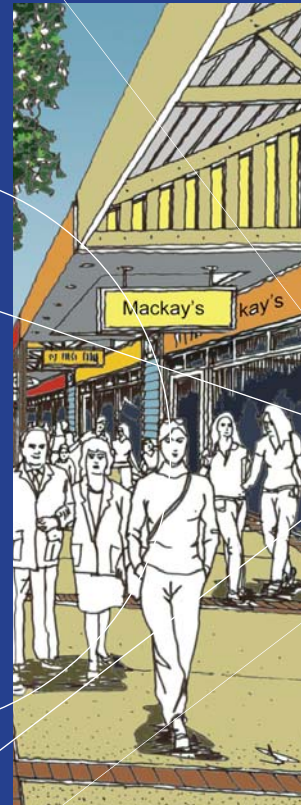
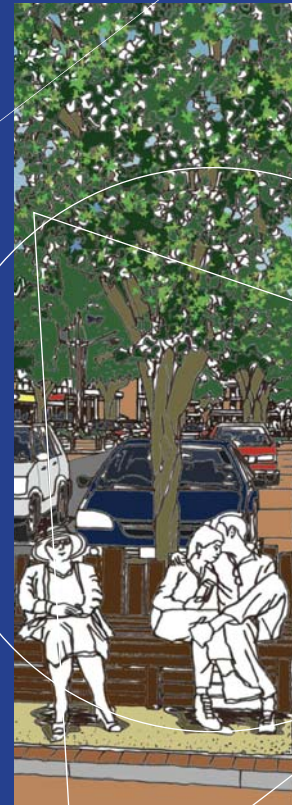
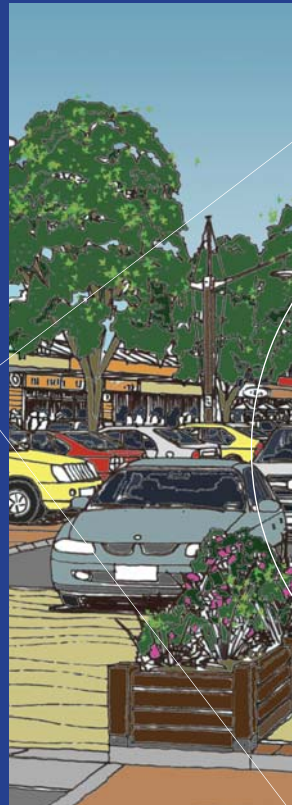
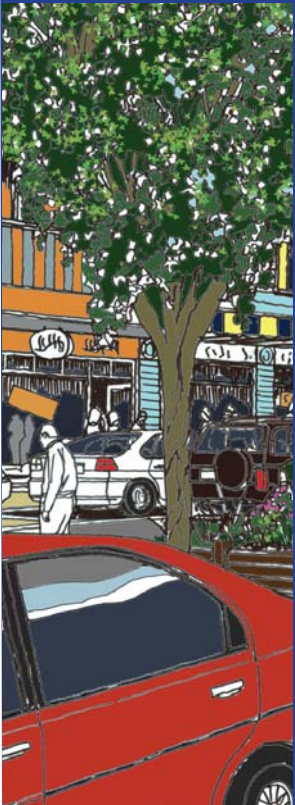




Thompson McRobert Edgeloe
Group

Dalyellup District Centre Plan Servicing Strategy



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DOCUMENT QUALITY CONTROL

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REVISION TABLE

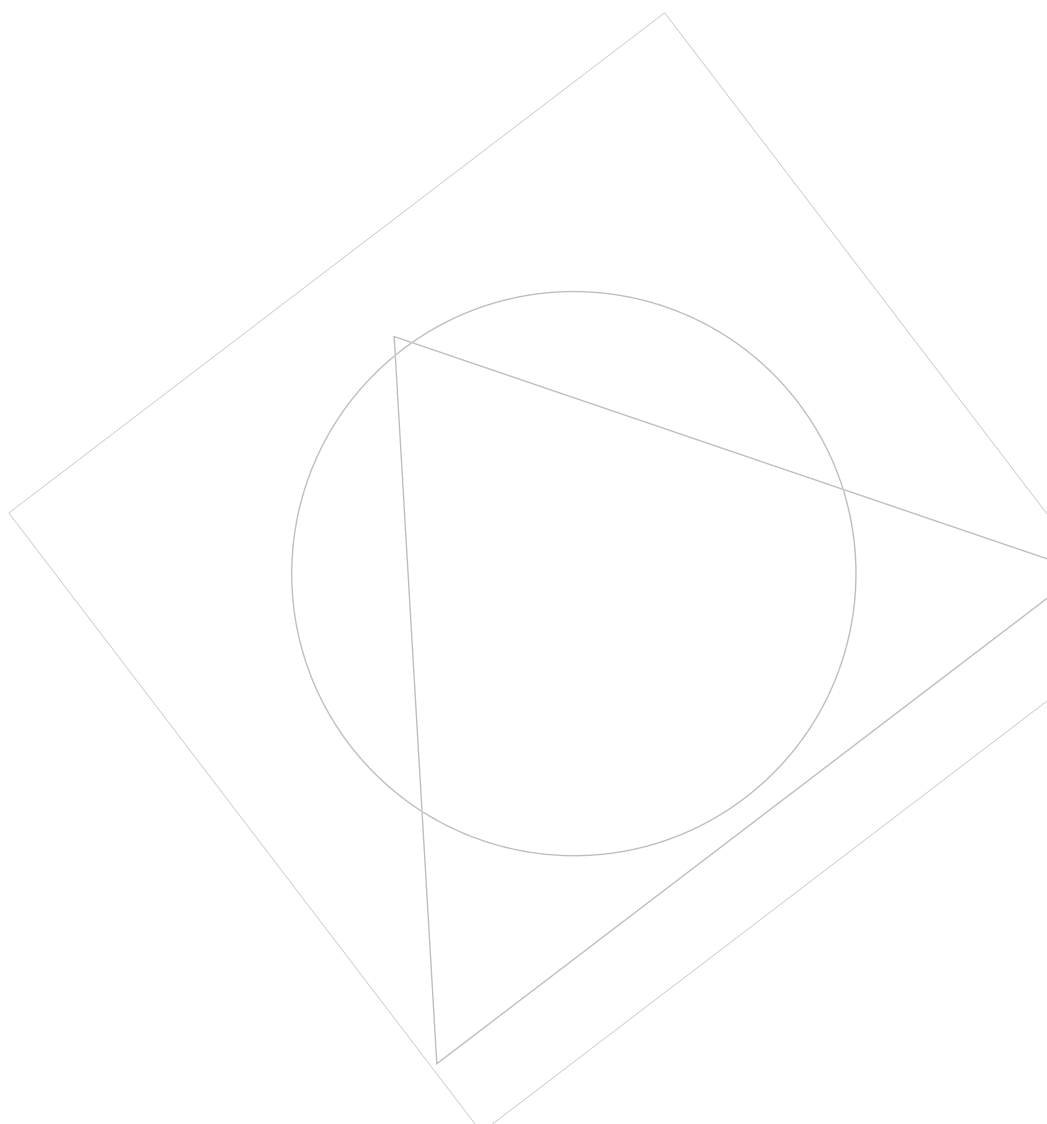
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1.0 INTRODUCTION

This report outlines the servicing philosophy for the District Centre Plan.

2.0 DRAINAGE AND WATER MANAGEMENT

The strategy for drainage management and servicing for the centre is addressed in the DELSP. *Figure 1* details the catchment areas for the District Centre Plan.

A water management plan has been prepared for Dalyellup East (2006) which sets the framework for drainage design for the district centre. The drainage strategy comprises attenuation of flows on site by retention basins located in public open space to limit the flow from the northern boundary of East Dalyellup to the pre-development flow. Surface drainage will be by a conventional system of road gullies and underground pipes draining to the retention/infiltration basins where recharging into the groundwater will be possible. In areas of high post-development groundwater, sub-soil drainage will be installed to provide adequate clearance between the ground water and building levels. Subsoil drains will be constructed at pre-development average and annual maximum groundwater levels.

The district drainage strategy involves a 20 metre wide overland flow channel alongside Bussell Highway to cater for any overflow from the Five Mile Brook. Culverts will be installed under Norton Promenade to convey flows under the road at this location. The report "Five Mile Brook-East Dalyellup Flood Relief Flow Plan: Implementation Plan" (2007) describes the proposals for the construction of the overland flow path.

3.0 SEWAGE

The Water Corporation has made provision for sewage from the district centre in its planning for Dalyellup. The sewer is to gravitate into a proposed Type 180 pump station located in the public open space just south of the intersection of Norton Promenade and Bussell Highway. From here it is pumped to the wastewater treatment plant north of Dalyellup.

A main sewer is required to be constructed within the ring road surrounding the District Centre. The sewer flows from the District Centre will grade to this main sewer. The main pipe sizes through the District Centre have been depicted in *Figure 2*.

Sensitive land uses are outside the Type 180 pump station buffer zone.



4.0 WATER SUPPLY

The Water Corporation has made provision for water supply to the district centre in its planning for servicing the area. The district centre will be supplied from the existing 200mm diameter water main in Norton Promenade with 150mm and 200mm feeder lines. *Figure 3* details the alignment of the water line.

5.0 UNDERGROUND POWER

Underground power for the district centre will be from the existing mains HV feeder along Norton Promenade.

Western Power is currently reviewing if this supply will be sufficient to service the entire District Centre. If this supply is not sufficient, a new supply will be required to be laid to Dalyellup.

A main HV cable will be required along Parade Road, south of Norton Promenade. Sites for switching and transformer padmounts will be set aside on subdivision and development stage.

6.0 GAS SUPPLY

Gas supply for the district centre will be fed from the existing 150mm diameter gas main along Norton Promenade.

7.0 TELEPHONE COMMUNICATIONS

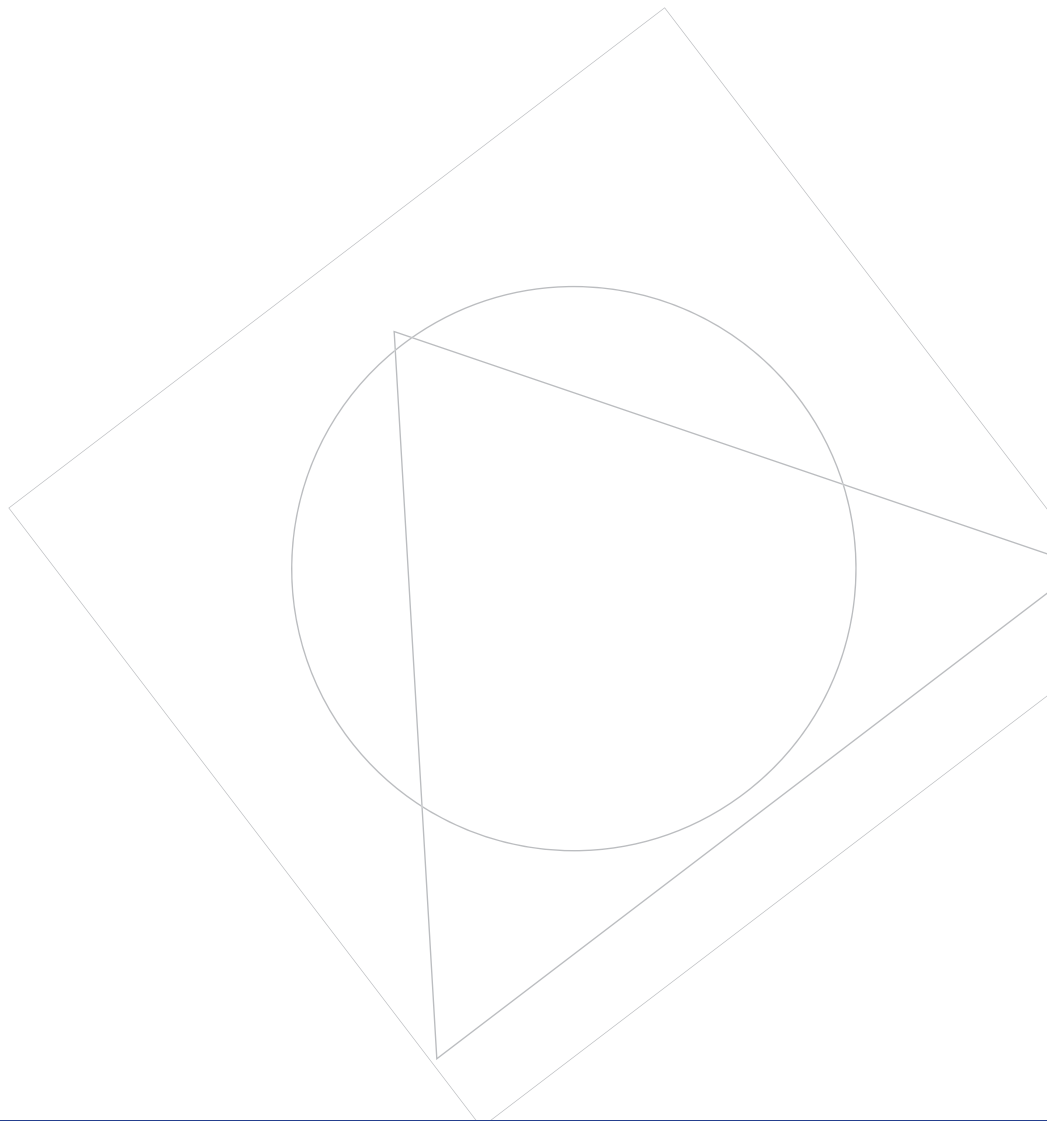
Telephone communications will be extended from the existing infrastructure in Norton Promenade. Telstra are currently installing “fibre to the home” for the Stage 18 development north of Norton Promenade. It is proposed to extend this system to the district centre.

8.0 WASTE STORAGE AND COLLECTION

Consideration will be given to the method of collection of waste both with regard to putrescible and recyclable waste streams in the design of the road network, access ways, parking areas and buildings along with provision for access for loading bays and service yards.



FIGURES



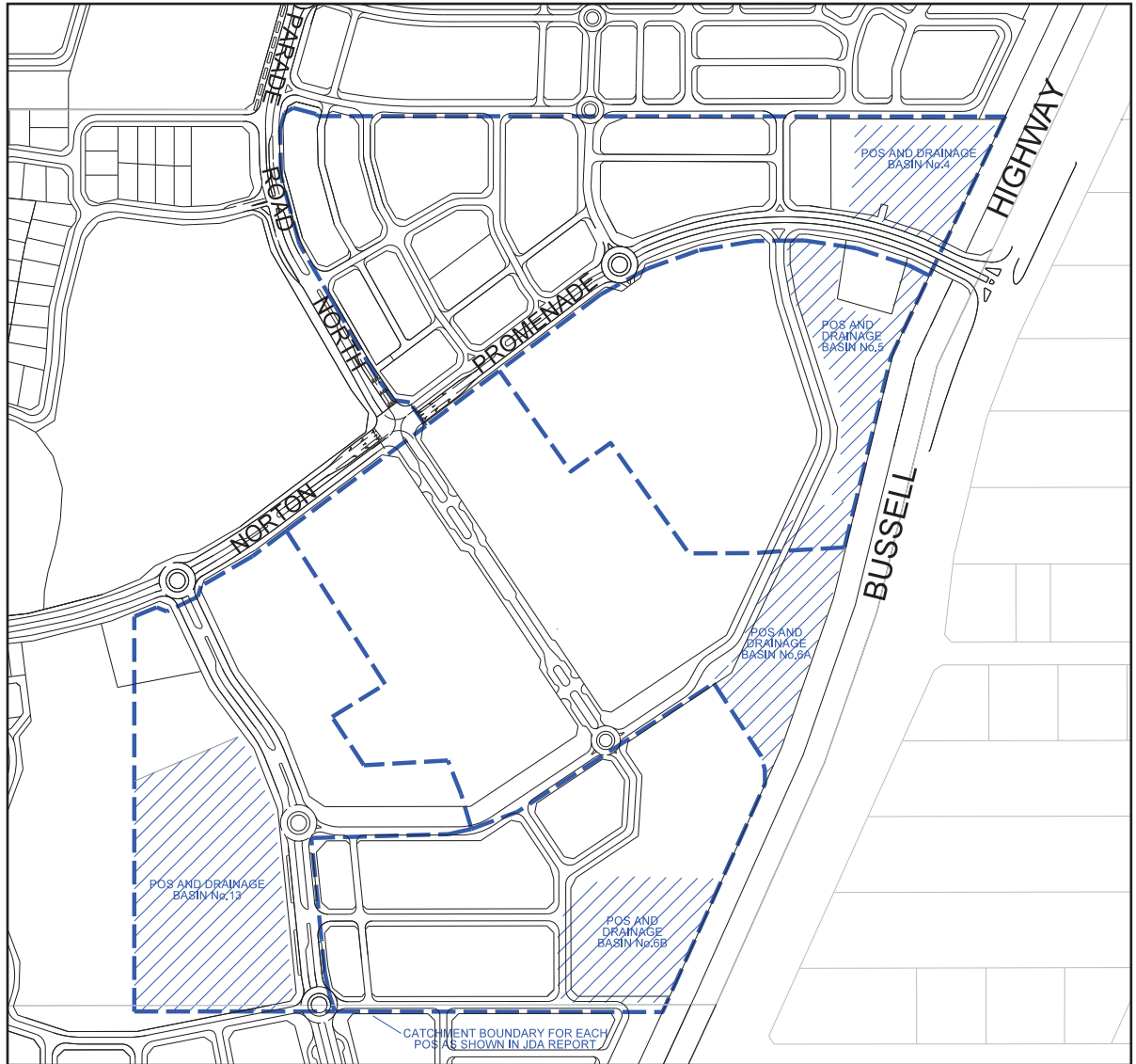


Figure 1 - Drainage Strategy

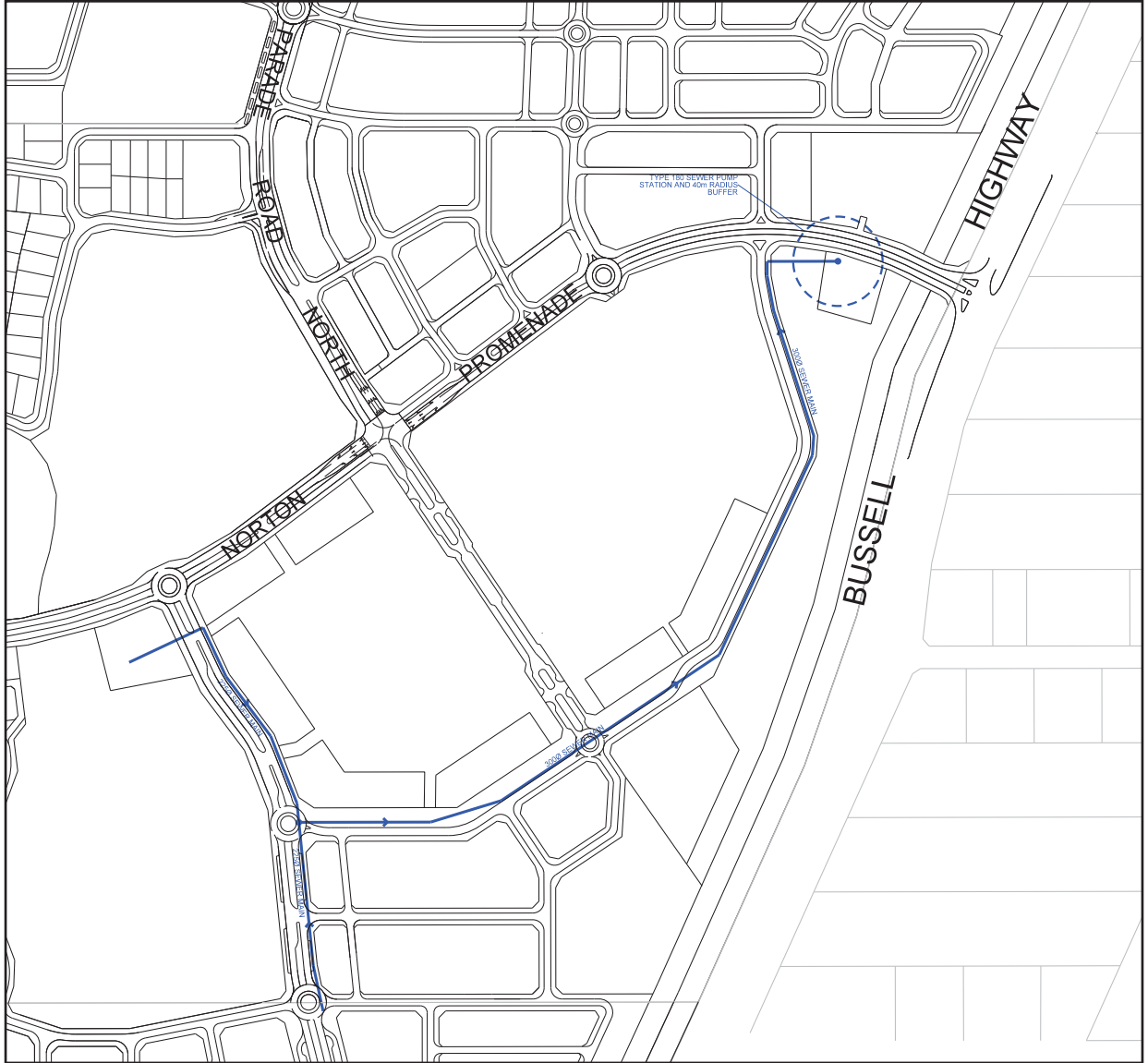


Figure 2 - Sewerage Strategy

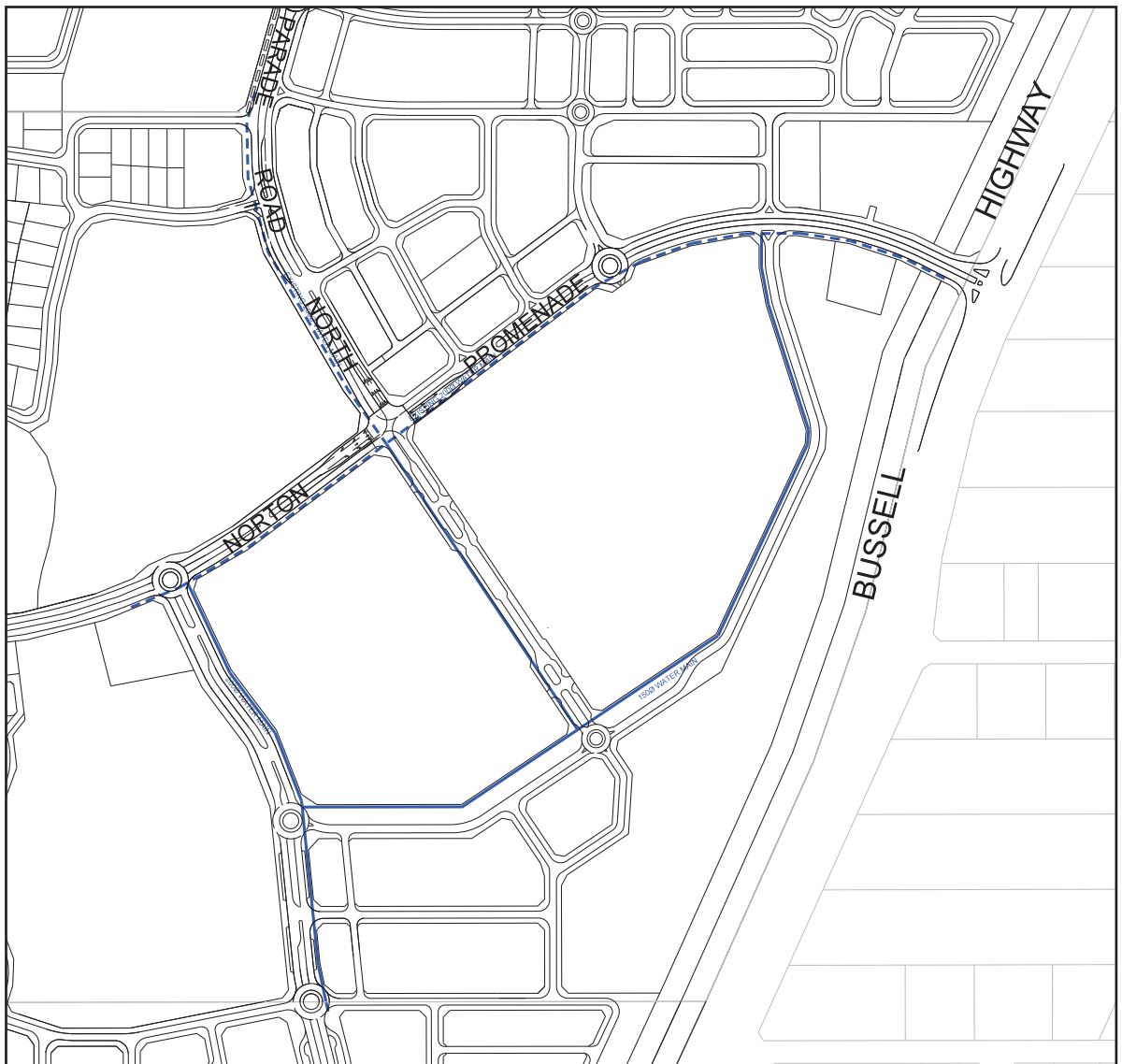


Figure 3 - Water Supply Strategy