

EMERGEN PROPERTY
Level 17, 1 Spring Street
Perth WA 6000

C/- Nick King

Lot 2976 (69) Bushside Drive, Ellenbrook Drainage Technical Memo

1. Introduction

This report has been prepared to outline the proposed stormwater management approach for the 14-lot strata development at Lot 2976 (# 68) Bushside Drive, Ellenbrook.

- The development comprises lots ranging from 202 m² to 265 m² and with a total area of approximately 3715 m².
- Stormwater management has been developed in accordance with the City of Swan Stormwater requirements.

2. Geotechnical Summary

A geotechnical investigation was undertaken by Perth Geotechnics, including Perth Sand Penetrometer test and Field Permeability Test, to assess the subsurface conditions of the site. The locations of the test points are shown in Figure 1.

The investigation confirmed that the site is classified as Site Class “A”, with subsurface conditions comprising fine to medium-grained Bassendean Sand, generally in a dry to moist and dense condition. PSP boreholes were advanced to a depth of approximately 2.2 m, with no groundwater encountered within the investigated depth.

Field Permeability Tests, conducted at approximately 1.2 m below ground level, indicated a hydraulic conductivity in the range of 6.7 to 6.9 m/day.

The high permeability of the sandy soils, combined with the absence of groundwater within the investigated depth, indicates that adequate infiltration capacity is available. Accordingly, onsite stormwater retention and disposal via infiltration is considered feasible and suitable for the proposed development.



Figure 1. FPT and PSP testing on site.



3. Requirement for Lot Drainage

As per City of Swan requirements, stormwater for the proposed development will be managed via onsite retention, achieved through soakwell systems. The system is required to be designed to retain runoff from the 1 in 10-year storm event, with detailed design to be undertaken at the Development Approval stage.

4. Conclusion

The proposed stormwater management strategy for the 14-lots strata development at 68 Bushside Drive, Ellenbrook is compliant with the City of Swan requirements. The sandy soil conditions and absence of groundwater constraints confirm that onsite infiltration via Soakwell system within the common property is suitable. The system is designed to retain stormwater onsite and accommodate the 1 in 10-year storm event. A detailed design will be completed at the civil design stage.

Kind regards,



Dated 30/03/2026

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