



# Lot 96 – Starflower Road

## Engineering Servicing Report

### Henley Brook

March 2024



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## 1. INTRODUCTION

This is a desktop study of all Engineering related issues pertaining to Lot 96 Starflower Road, Henley Brook. This is provided in response to a request from LWP. The layout of the proposed development is in Appendix A.

Cossill & Webley Pty Ltd (CW) is a Western Australian firm established to provide civil engineering services to the civil infrastructure and urban development industry. CW's resources comprise a team of engineers, designers and draftspersons who are all highly experienced in civil infrastructure and urban development projects and are all based locally in Western Australia.

## 2. WATER & WASTEWATER

Water Corporation has confirmed that the existing 250mm water main running along Starflower Road is currently at capacity. The upgrade of this water main, to a 500mm main, is in planning (shown in Red in Appendix B) and will be completed at the end of 2024. This new main will provide sufficient water for the development of the development as per Appendix A. The 500mm water main will need to be installed in the Starflower Road reserve and avoid the lot at the corner of Gngangara and Starflower as currently planned otherwise the developability of the southern section of the land may be compromised.

The landholding is within the current Water Corporation wastewater planning, as shown in Appendix B. The landholding grades to the south and will ultimately connect to the proposed gravity sewer in the Henley Brook area. There are several developments commenced and proposed in the Henley Brook area, and there are existing road reserves through the area east of Starflower. It is expected that connection to the existing gravity sewer will be available to the landholding at the time of development.

Appendix B1 includes a preliminary sewer catchment and reticulation plan for the development. The strategy is for the development flow to be captured and conveyed to the sewer main being constructed to the north of Henley Drive. The preliminary design completed identifies that this is feasible subject to the connection point being installed at IL 34.50.

The sewer pressure mains shown within Lot 600, Appendix B, are not located within that lot. One has been constructed, and is within Starflower Road, the other has not been constructed, and is unlikely to ever be required. These locations are shown indicatively only, however should the remaining sewer ultimately be constructed in its proposed location, it will compromise the developability of Lot 600.

The Water Corporation have established that the Barrambie Wastewater Pump Station will be upgraded. The ultimate size of the Pump Station and associated buffer is shown in Appendix B. This will have some impact to the land at the northern extents by way of a buffer.

## 3. WESTERN POWER

The current Western Power mapping shows there is a limited capacity within the existing network. The landholding is adjacent to the Henley Brook Substation, and hence feeders to the site are not a significant cost. Western Power may need to carry out a load transfer between the Henley Brook substation and the Beechboro Substation to free up some capacity. The load transfer may also free up an existing HV feeder.

If there is significant increase in demand in the area, say 2 to 3 MVA as one job, then WP will do the upgrade works required to supply that power and charge the Developer full cost for the upgrade.

If adjacent land (east of Starflower) is carried out prior to the development of the landholding, then these upgrade works may be carried out by another party. Western Power will upgrade the Henley Brook Substation as a last resort, and at their own cost.

## 4. TRAFFIC AND ACCESS

The landholding is bound on the west by Perth-Darwin Highway. This road will not allow access and will require a 2.2m noise wall to be constructed along the boundary if the landholding is to be used for residential purposes.

The land is bound to the east by Starflower Road. The ultimate traffic volumes of Starflower are approximately 11,800 vehicles per day (vpd) at the northern end and dropping below 5,000 vpd at the southern end. In the Local Structure Plan this road is defined as a Neighbourhood Connector A.

The upgrade of Starflower Road to a Neighbourhood Connector A road is included in the DCP for this area. The upgrade of Starflower Road will include the undergrounding of existing overhead power lines in the western verge. These works are anticipated to be completed by adjacent developments prior to Lot 96 development commencing.

Access onto the Neighbourhood Connector A is possible with road connections. The development proposes two T intersection entries from Starflower Road. No direct lot access will be allowed from Starflower Road. Refer to Appendix A for location. For information on the proposed intersections of the development east of Starflower Rd please refer to Appendix D.

There is an existing 3m wide asphalt path in the site at the corner of Gngara and Starflower that is installed within the site. Refer to the extent of the path shown in Appendix A. The path will need to be removed and reinstalled within the Starflower Road reserve adjacent the proposed Neighbourhood Centre and Commercial lot. The development includes a proposed 4m widening of Starflower Road south of the neighbourhood centre which allows this path to remain on its current location where the road is widened.

The internal roads within the development will be consistent with Liveable Neighbourhood's design guidelines. Barrambie Way will need to be upgraded to a hybrid Integrator B and Neighbourhood Connector A to accommodate the traffic volume generated by the two commercial lots. Refer to Appendix D1 for the indicative cross sections within the development.

## 5. GEOTECHNICAL

The Geo-mapping identifies the site as Bassendean Sands, overlaying Guilford Clay formation. The depth of the Bassendean sands will be varying and can only be determined with further geotechnical investigation. It is expected that some imported clean fill will be required to facilitate residential development.

The wetlands mapping, as shown in Appendix E, identifies the land as Multiple Use Geomorphic Wetlands. This mapping is not a constraint to development; however, it indicates groundwater close to the surface.

The site does not have any free-flowing outlet for stormwater drainage, and hence the 1%AEP stormwater event will need to be stored on site, through the creation of a drainage basin / swale. Given the existing groundwater is close to the surface, this swale will need to be shallow, and wide, and will result in imported fill requirements beneath the development to lift the levels above the flood tailwater and HGL. Imported fill levels of between 1m to 1.8m may be required at various areas over the landholding.

## 6. GAS AND COMMUNICATIONS

Gas and Communications are in the surrounding developments around the Landholding, and are not expected to be an impediment to development.

There is an existing High Pressure Gas Main running along Starflower Road, and this will require care during construction. It does not have any restriction to the land uses adjacent to the gas main.

## 7. EARTHWORKS

The site will require import fill as part of the development. Approximately 165,000m<sup>3</sup> is required within the residential section of the development, with the design of the commercial lots subject to further investigation. The driver behind the earthworks design is the stormwater drainage catchments with the central POS serving as the storage area for two thirds of the site. The southern catchment drains to the POS on the southern boundary.

The two commercial lots will need to be filled to allow the sewer strategy to work. Stormwater runoff from the commercial lots will need to be managed on site. Final levels are subject to the building envelope on the commercial lots. Refer to Appendix F for the preliminary earthworks design for the site.

## 8. CONCLUSION

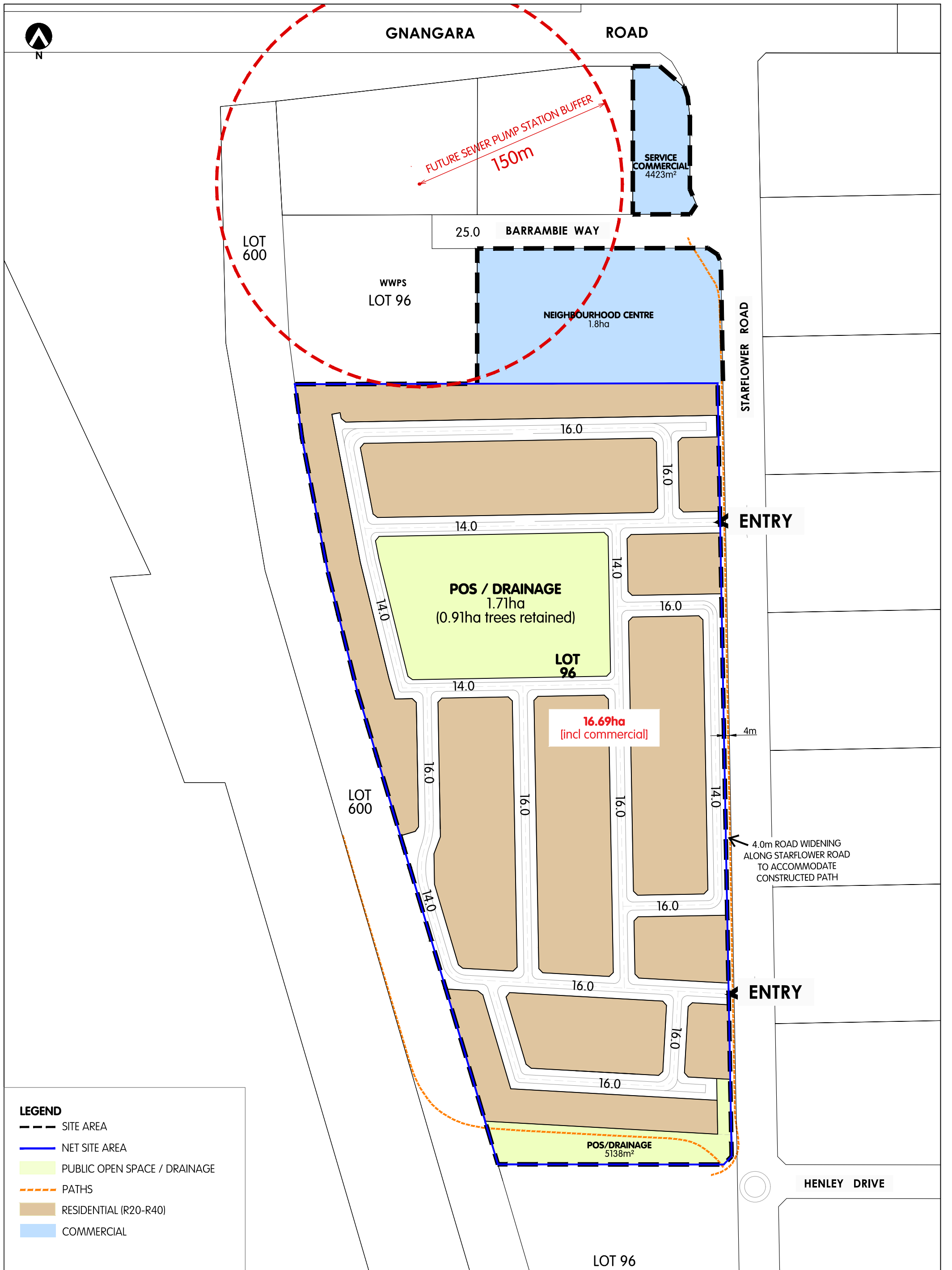
The landholding is suitable for development, subject to planning over the land, and detailed Engineering design. All services are readily available, and access to the site is good.

Please call Cossill & Webley (Mark Wallis 0438 927 710) with any queries.



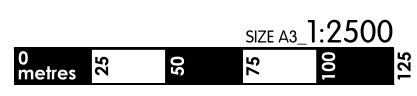
# Appendix A

## Development Plan



- LEGEND**
- SITE AREA
  - NET SITE AREA
  - PUBLIC OPEN SPACE / DRAINAGE
  - PATHS
  - RESIDENTIAL (R20-R40)
  - COMMERCIAL

**CADASTRAL INFORMATION**  
 SOURCE: VERIS  
 YYMMDD: TO BE REVIEWED  
 DWG REF: TO BE REVIEWED  
 PROJECTION: PCG84  
**AERIAL PHOTOGRAPHY**  
 SOURCE: NEARMAP  
 YYMMDD: 220415



REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
G	REMOVE MRS AMEND 1410	240301	SB	TT
F	R-CODES LEGEND	240219	TG	TT
E	R-CODES	240215	TG	TT

**LOCAL STRUCTURE PLAN**  
**PT Lot 96 Starflower Road, Henley Brook**  
 City of Swan  
 JOB CODE DRAW NO. REV.  
**LWP HBR RD1 037 G**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

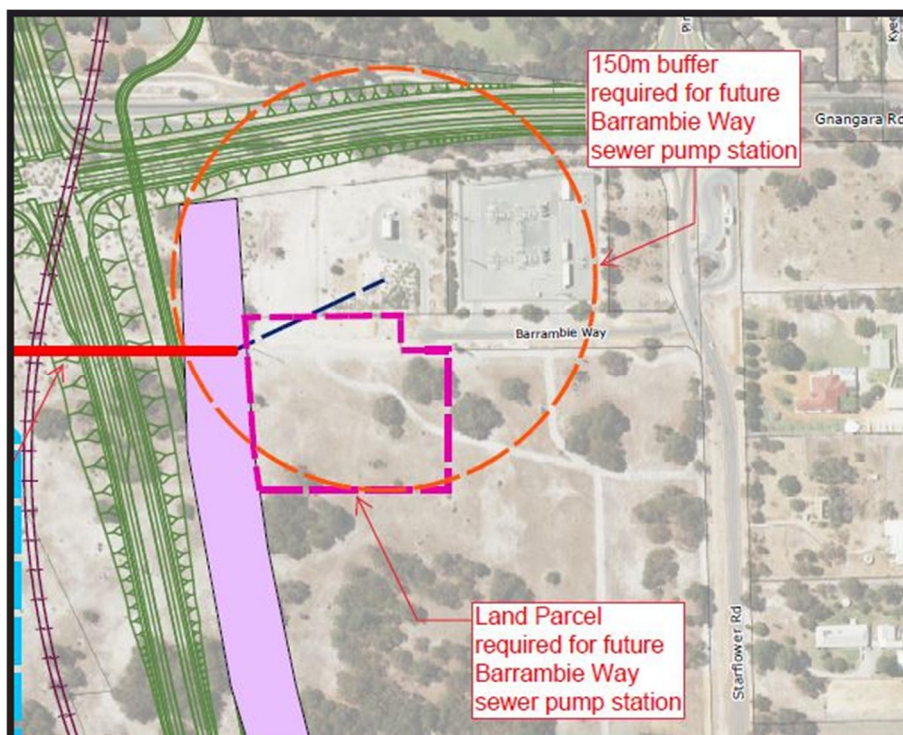


# Appendix B

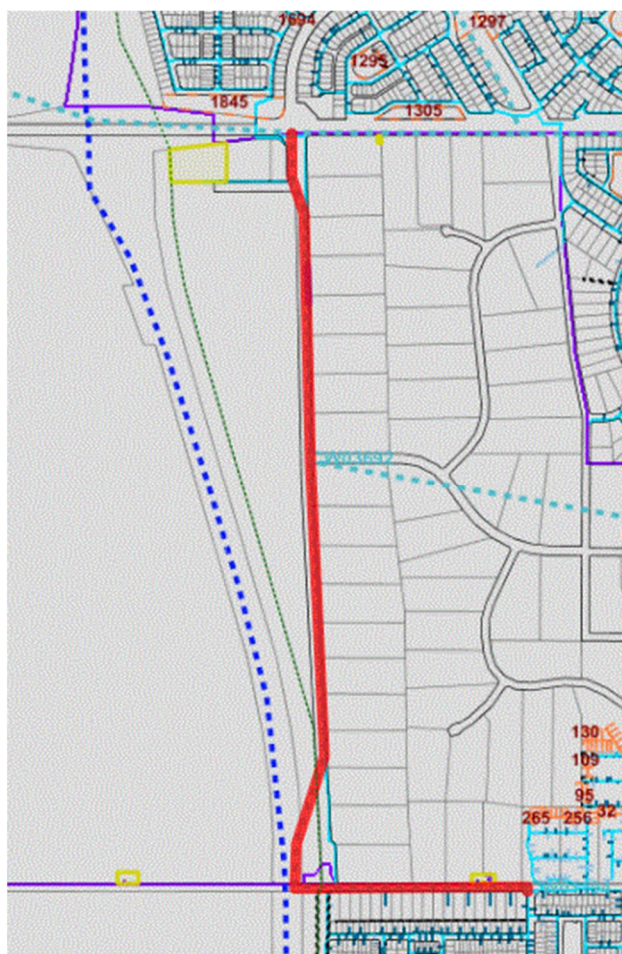
## Water Corporation Figures

# Lot 96 Starflower Road Henley Brook

16 October 2023



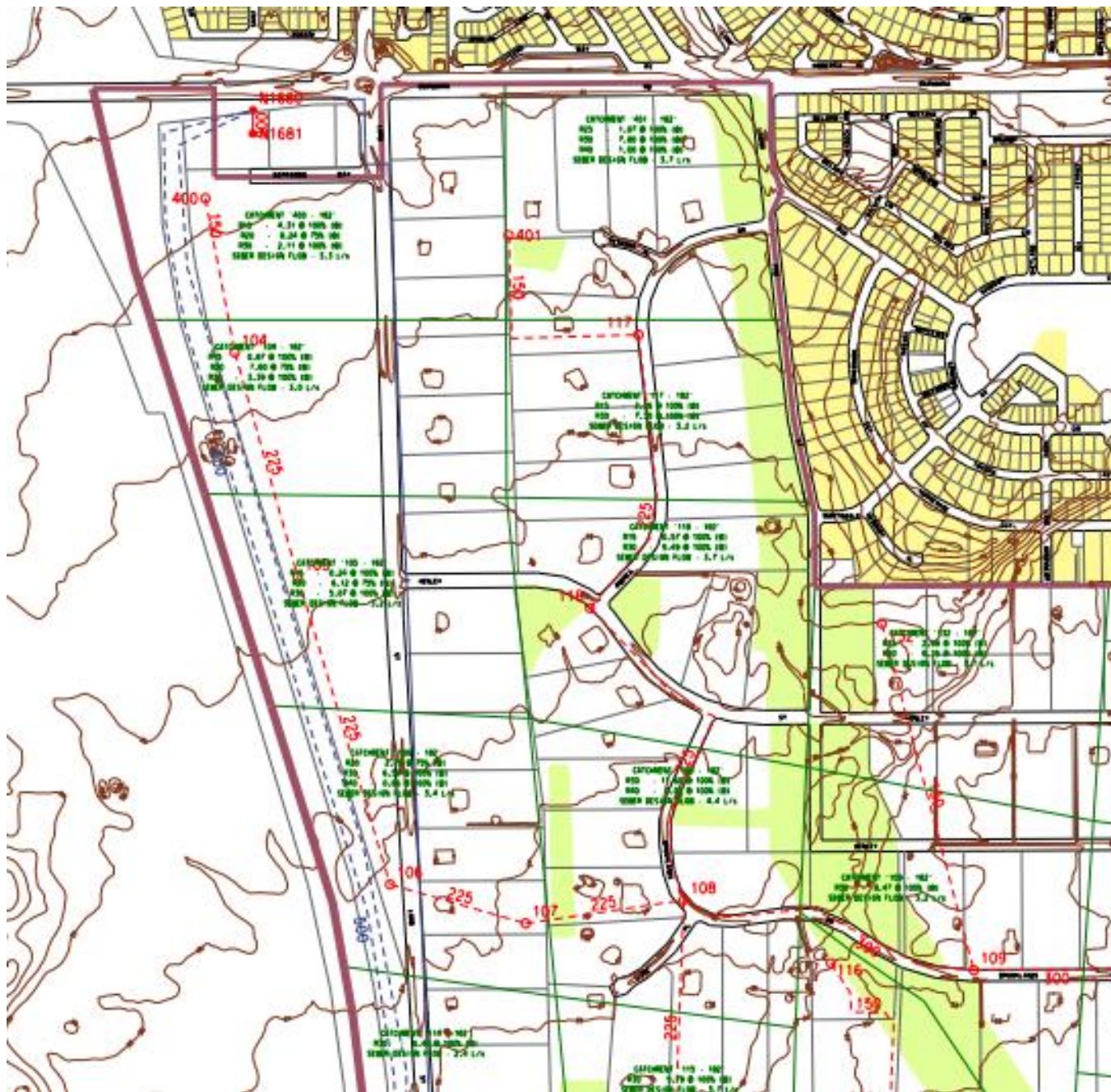
Pump Station Upgrade



Water Main Upgrade

# Lot 96 Starflower Road Henley Brook

16 October 2023

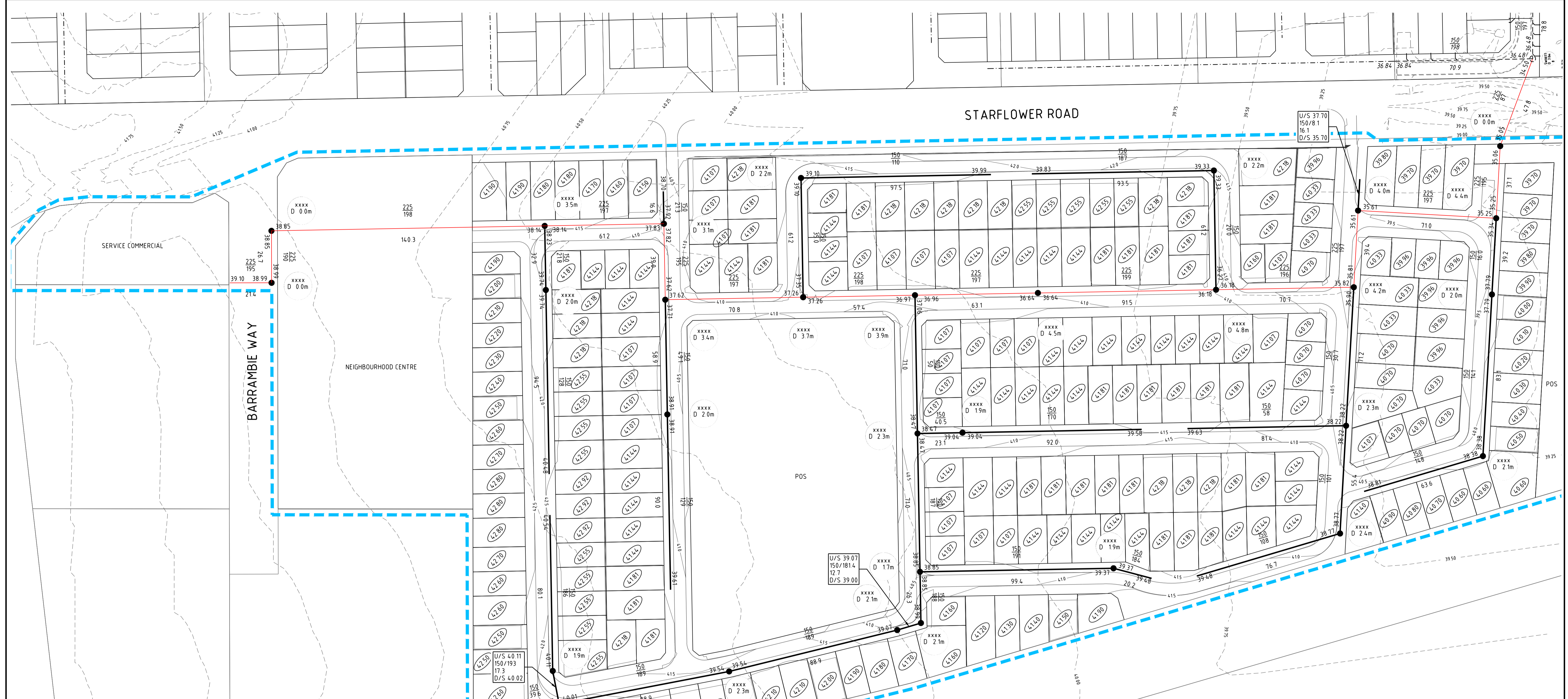


Wastewater Strategy



# Appendix B1

## Preliminary Wastewater Catchment and Reticulation Design



**CAUTION: WORKS ARE NEAR EXISTING ASSETS**  
 THE PROPOSED WORK IS WITHIN PROXIMITY TO AN EXISTING WATER CORPORATION ASSET AND IS HIGHER RISK IN NATURE.

ASSET PROTECTION CONTROLS MAY APPLY.

REFER TO THE **RISK ASSESSMENT ANNEX** IN THE INITIAL SUBMISSION RESPONSE FOR MORE INFORMATION.

**NOTICE TO CONTRACTOR**

IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE THE NATURE AND LOCATION OF ALL SERVICES WHICH MAY BE ENCOUNTERED AND TO CONSULT WITH THE RELEVANT SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF EXCAVATIONS. FAILURE TO DO SO OR TO TAKE DUE CARE SHALL NOT LIMIT THE CONTRACTOR'S LIABILITY FOR REPAIR OF ALL SERVICES DAMAGED BY HIM DURING CONSTRUCTION WORKS. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY FOR THE PROTECTION OF ALL EXISTING SERVICES.

**STANDARD SEWER NOTES**

1. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE NOTES AND STANDARD DRAWINGS LISTED IN WATER CORPORATION DESIGN STANDARD DS 50 VERSION 2 REVISION 3, JUNE 2022.
2. ALL PIPE SIZES IN MILLIMETRES, ALL DISTANCES AND LEVELS IN METRES.
3. DISTANCES GIVEN ARE AT THE INTERSECTION OF SEWERS.
4. THE CONTRACTOR SHALL ENSURE THAT ALL LOTS ARE SERVED WITH CONNECTIONS.
5. EARTHWORKS TO BE COMPLETED PRIOR TO CONSTRUCTION OF SEWER.
6. ACCESS CHAMBER DEPTHS ARE SHOWN FOR WATER CORPORATION INFORMATION ONLY.
7. DN100 PIPES SHALL BE SNG.
8. DN150 TO DN375 SEWER PIPES SHALL BE UPVC CLASS SN8 WHERE THE DEPTH OF COVER TO TOP OF PIPES IS LESS THAN 7.0m.
9. PROPERTY CONNECTION TYPES TO BE AS PER THE WATER CORPORATION DESIGN STANDARD DS50 OR AS SPECIFICALLY NOTED ON THE DRAWINGS.
10. ALL PROPERTY CONNECTIONS DEEPER THAN 1.0m ARE TO BE BROUGHT UP TO WITHIN 1.0m OF THE SURFACE AND MARKED AS SHOWN ON WATER CORPORATION DRG AA01-61-1, AA01-62-1 AND AA01-81-1.
11. MINIMUM COVER OF SEWERS TO BE 0.9m IN ROAD RESERVES AND 0.75m ELSEWHERE.
12. CONCRETE ENCASUREMENT SHALL BE PROVIDED WHERE NOTED ON THE DRAWINGS.
13. ACCESS CHAMBERS SHALL BE PRECAST CONCRETE OR STANDARD BRICK CONSTRUCTION.
14. CONTRACTOR TO CONFIRM EXISTING INVERT LEVELS PRIOR TO ANY CONSTRUCTION. ALL CONNECTIONS TO LIVE SEWERS TO BE MADE BY THE WATER CORPORATION AT THE CONTRACTOR'S EXPENSE.

**DESIGN INFORMATION**

DEPTH OF MANHOLES SHOWN ARE FOR WATER CORPORATION INFORMATION ONLY	
Ø150 PIPE	2734.6m
Ø225 PIPE	0
ACCESS CHAMBERS	22
MAINTENANCE SHAFTS	6
LOTS SERVED	236
LOTS RELEASED	0
LOCAL AUTHORITY	CITY OF SWAN

**WORKS AGREEMENT RETICULATION SUBMISSION**

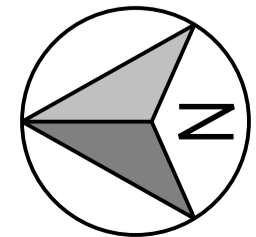
This plan is accepted as being in accordance with the endorsed Concept Plan: XXXX-200-001-01A  
 Compliance with relevant design standards and manuals remains the responsibility of the Design Engineer.  
 No works are to commence on site until start-up meeting requirements have been made with the relevant Asset Inspector. Refer to the Developers' Manual for contact details.

**XXXX-203-001-01A**

FILE: ... RETICULATION AREA: HENLEY BROOK

P:\6488-Henley Brook\6488-00-400.dwg, 1/09/2023 11:26:21 AM, hammy, Digital Signing PDF, p.33, 11, - CIV Reference

REV	DATE	DRN	CKD	APP	AMENDMENT
A	01/09/23	XXX	AM	...	ISSUED FOR APPROVAL



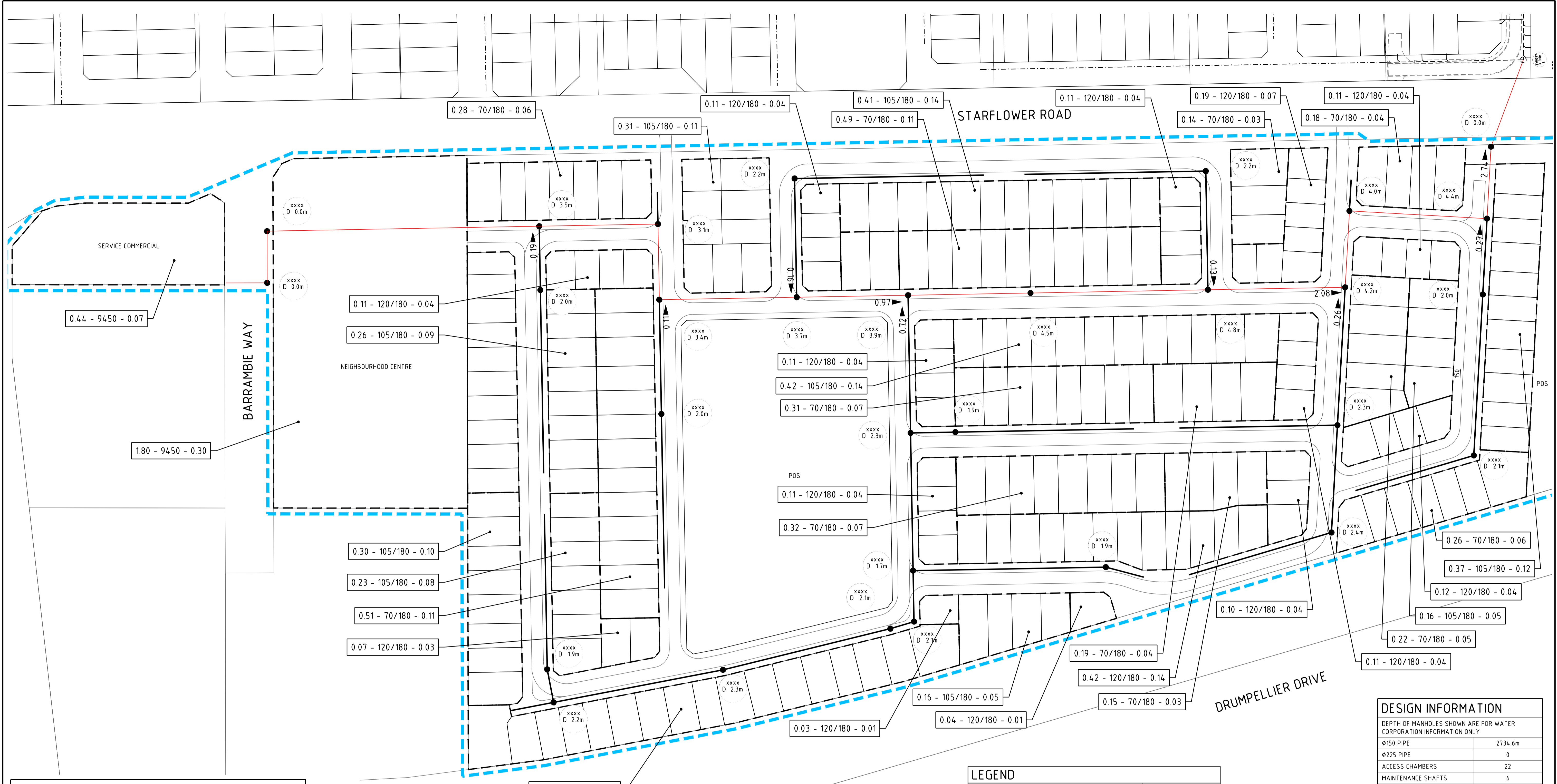
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**CW Cossill & Webley**  
 CONSULTING ENGINEERS  
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 Street Address: B12 (Level 2) 431 Roberts Road, Subiaco WA 6008  
 T (08) 9422 5800 F (08) 9422 5801 E admin@cosweb.com.au

**CLIENT**  
 ELLENBROOK MAMMAGEMENT PTY. LTD.  
**APPROVED**  
 [Signature]

**PROJECT**  
 HENLEY BROOK - LOT 96 - STAGE 00  
**TITLE**  
 SEWER RETICULATION PLAN  
 SHEET 1 OF 1  
**DESIGNED**  
 HVD  
**SCALE**  
 1:1000  
**DRAWING No.**  
 6488-00-400  
**REVISION**  
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ORIGINAL SIZE A1

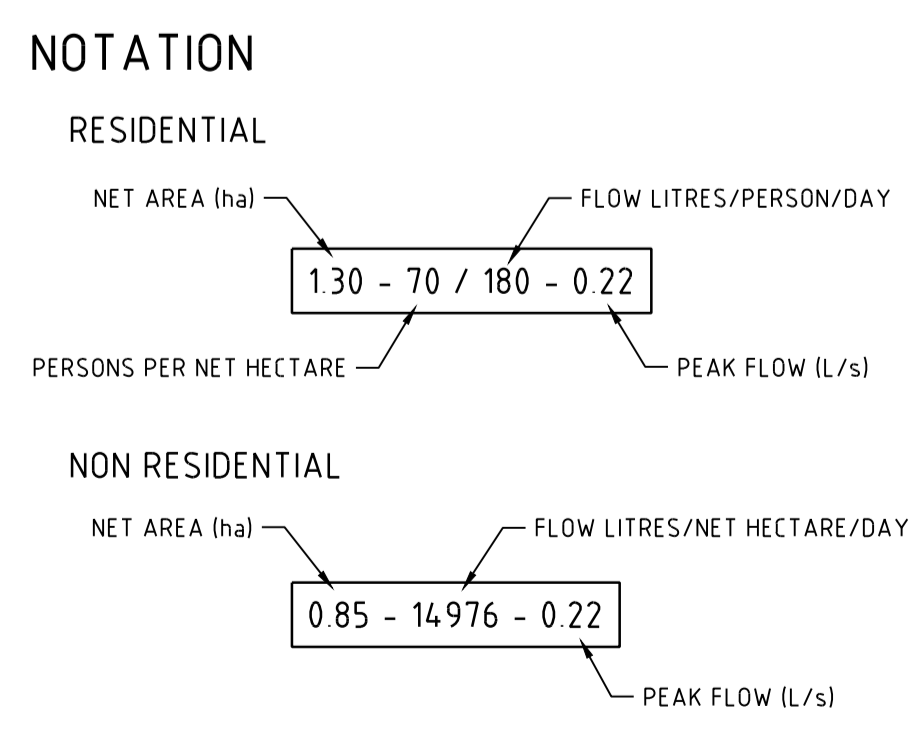


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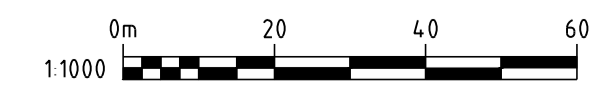
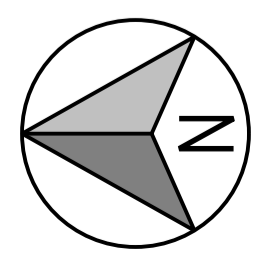
LEGEND	
DESCRIPTION	SYMBOL
RETICULATION AREA BOUNDARY	
SUB-CATCHMENT BOUNDARY	
PROPOSED GRAVITY SEWER	
EXISTING GRAVITY SEWER	
FUTURE GRAVITY SEWER	
SEWER DESIGN FLOW (L/s)	2.00
ACCESS CHAMBER NUMBER	
DEPTH TO INVERT (FOR WATER CORPORATION USE ONLY) NOT TO BE USED BY CONTRACTOR	AF6000 2.3m D
DROP (IF APPLICABLE)	
FUTURE LOTS PROVIDED WITH PROPERTY CONNECTION (NO CLEARANCES TO BE SOUGHT UNDER THIS CONTRACT)	*
LOTS SERVED IN PREVIOUS STAGE BUT RELEASED IN THIS STAGE	⊗
WET GROUND CONDITIONS	



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CLIENT: ELLENBROOK MAMNAGEMENT PTY. LTD.  
 PROJECT: HENLEY BROOK - LOT 96 - STAGE 00  
 TITLE: SEWER DESIGN DATA PLAN SHEET 1 OF 1

DESIGNED: HVD  
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 REVISION: A

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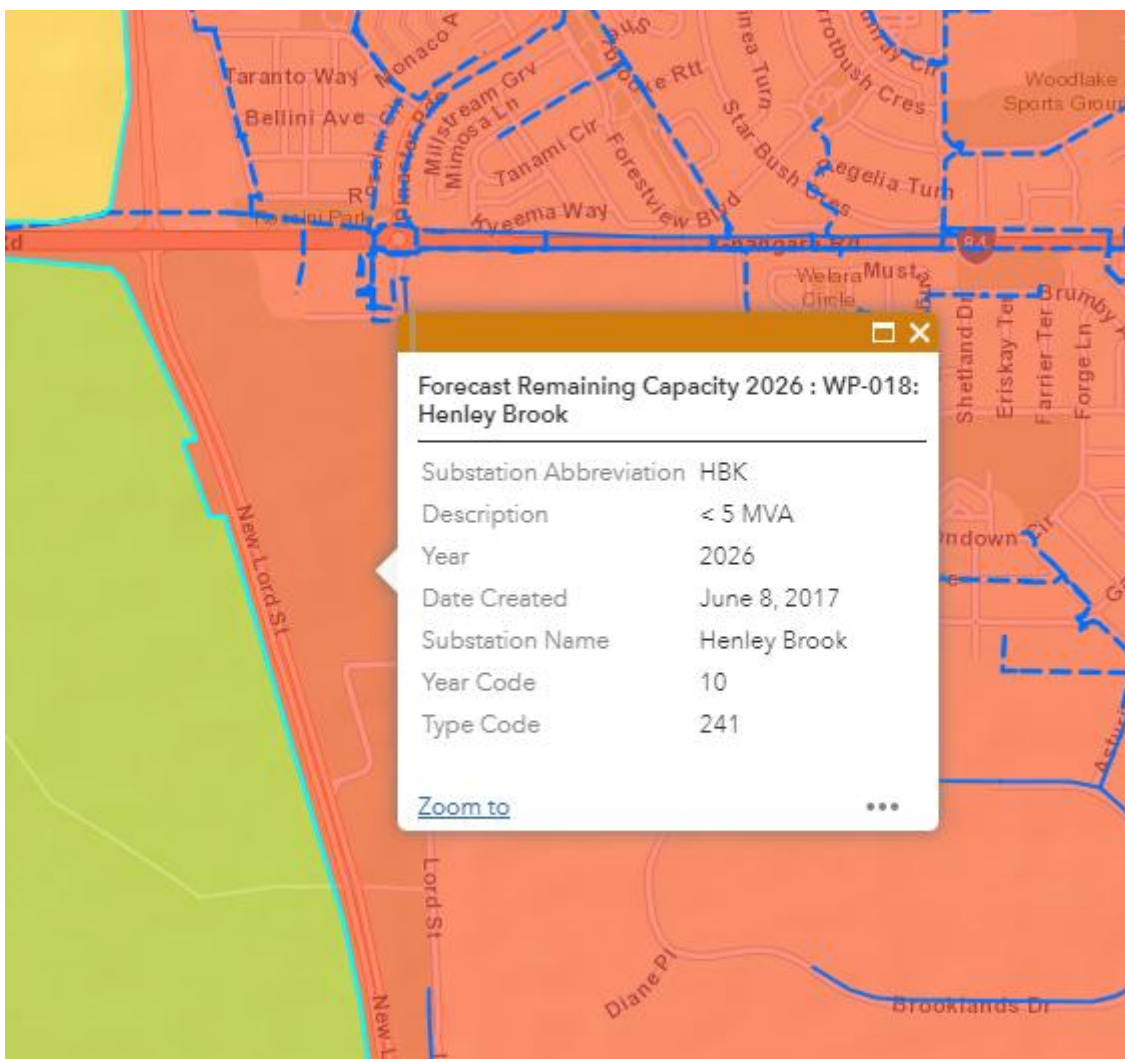


# Appendix C

## Western Power Mapping

# Lot 96 Starflower Road Henley Brook

16 October 2023



Western Power Mapping Tool

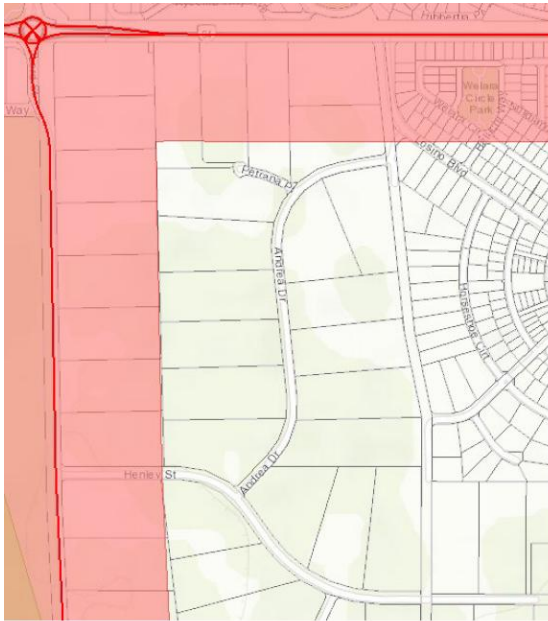


# Appendix D

## Traffic Figures

# Lot 96 Starflower Road Henley Brook

16 October 2023



## Affected by SPP5.4 Road & Rail Noise

- Land along northern and western edges (Lots 2, 141-147 & 149-153) located within Other Significant Freight/Traffic Route Trigger Distances (Gnangarra Road & Lord Street)

- Other significant freight/traffic route
- Other significant freight/traffic route trigger

**(NB. Sourced from PlanWA)**

- 2019 Transportation Noise Assessment undertaken by Lloyd George Acoustics
- No mitigation requirements identified along Gnangarra Road or along New Lord Street alignment within proximity of this land

**(NB. Sourced from *Emerge Associates – Environmental Assessment & Management Strategy – July 2019*)**



Traffic Numbers – Ultimate Scenario (HBLSP)

# Lot 96 Starflower Road Henley Brook

16 October 2023



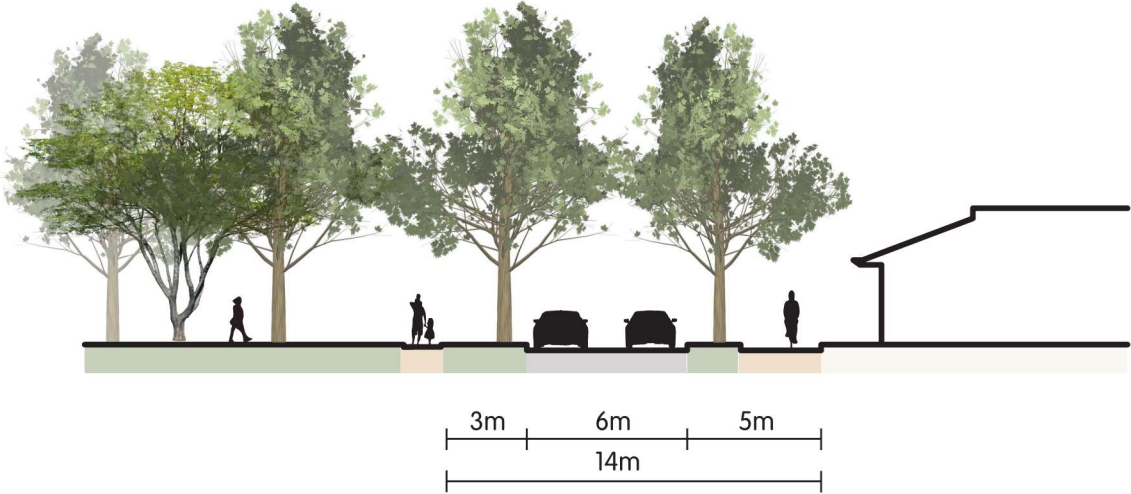
### Henley Brook LSP

- Purple – signed Left in Left out
- Green – signed T intersection
- Blue – roundabout

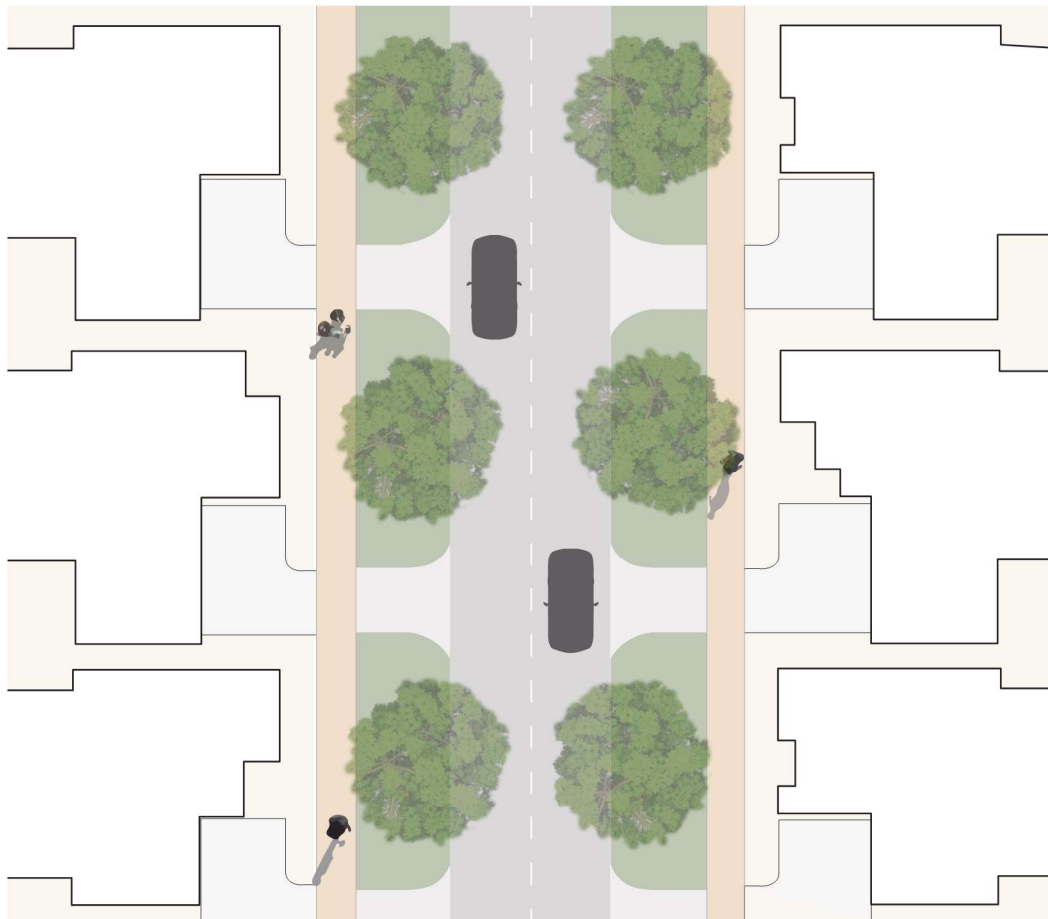
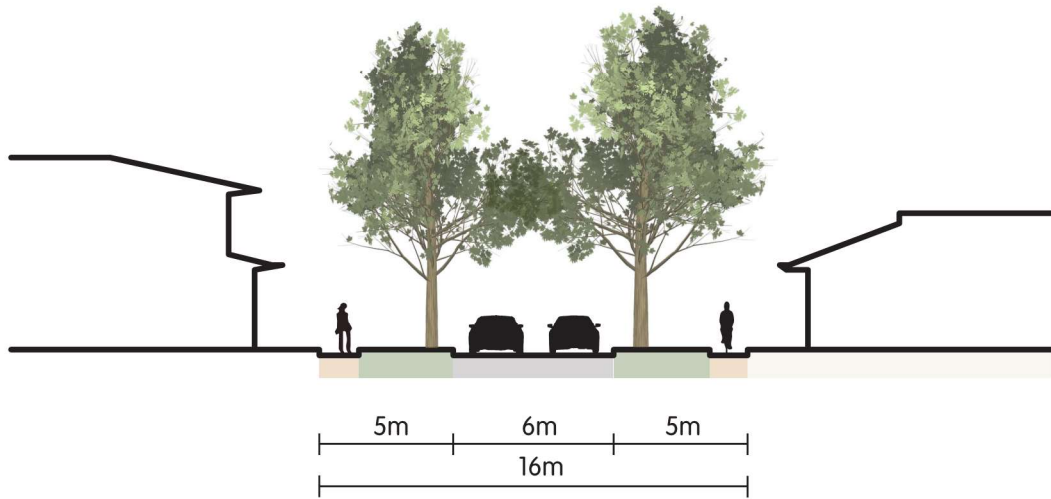
# Appendix D1

## Typical Road Cross-Sections

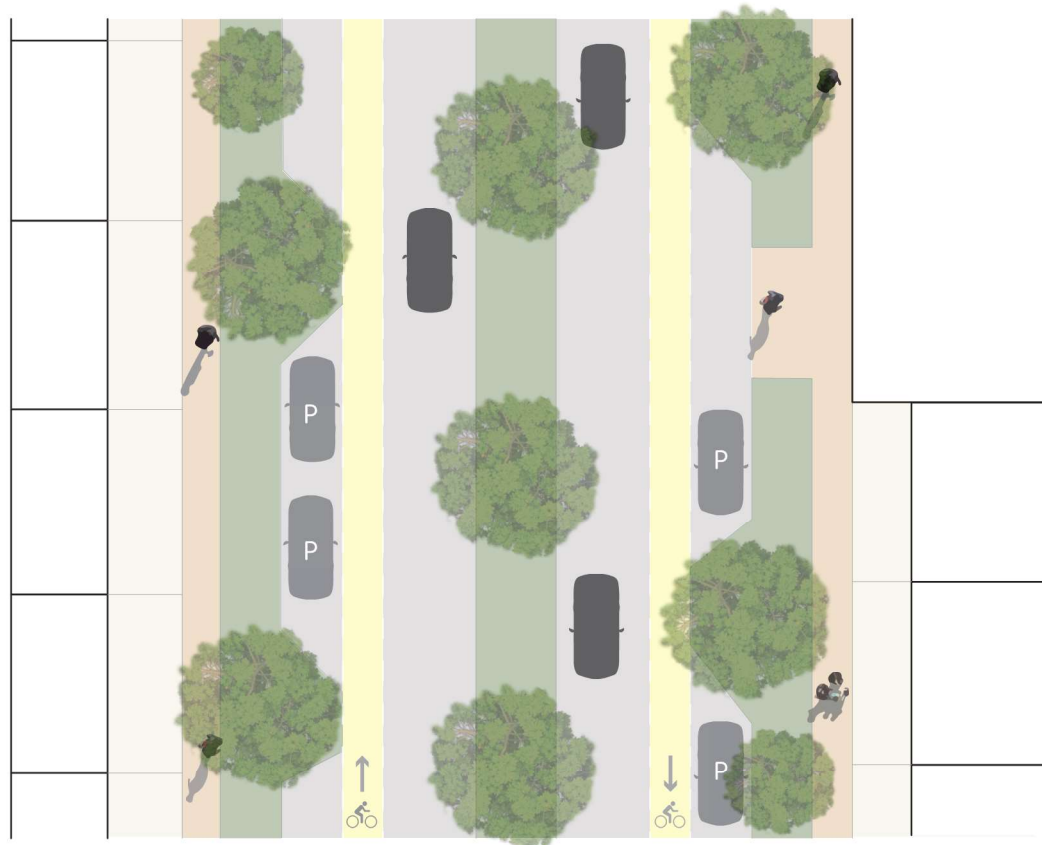
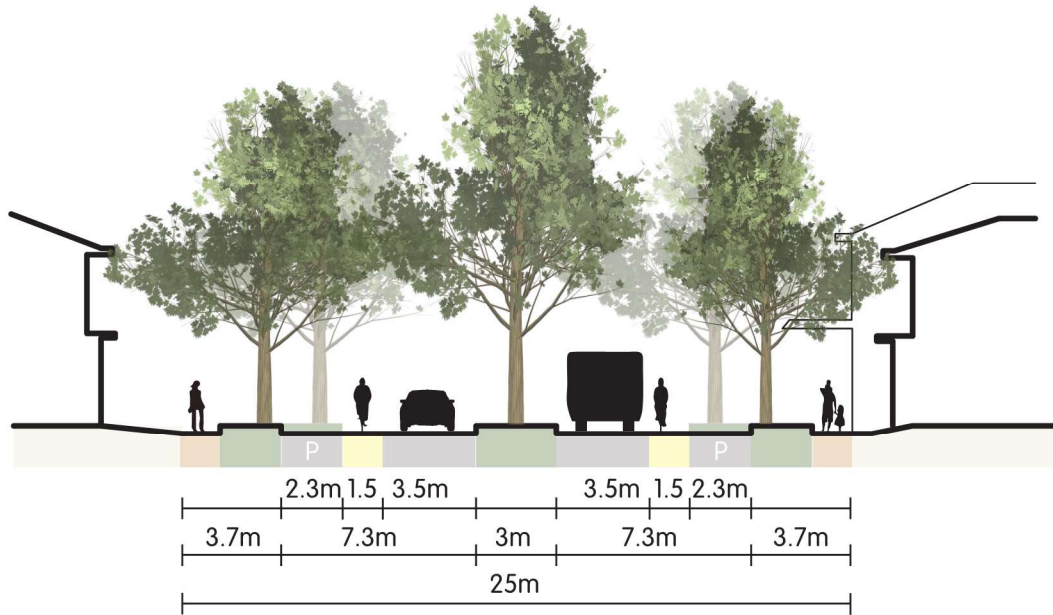
# Residential Access Street (14m - POS)



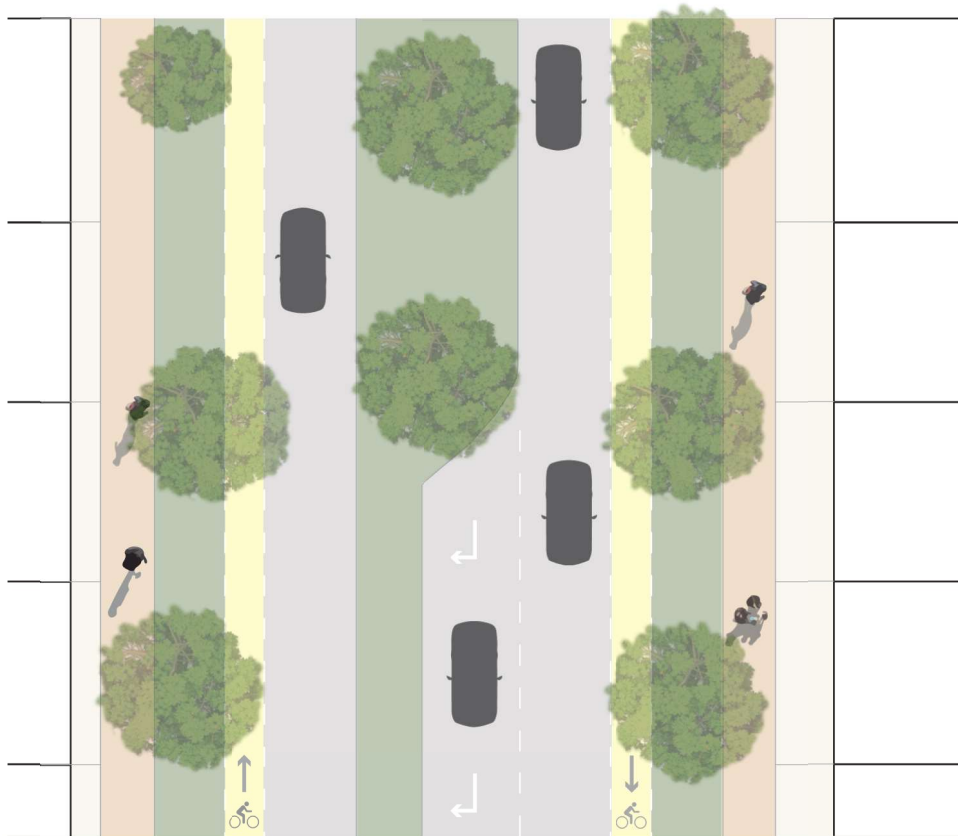
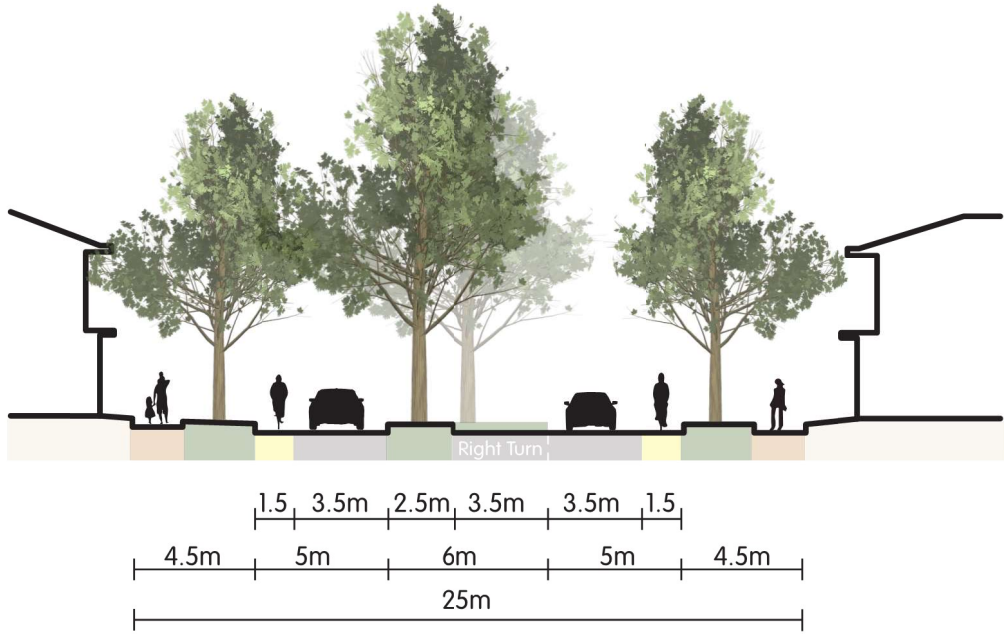
# Residential/Access Street (16m)



# Barrambie Way 1



# Barrambie Way 2





# Appendix E

## Geotechnical and Levels

# Lot 96 Starflower Road Henley Brook

16 October 2023

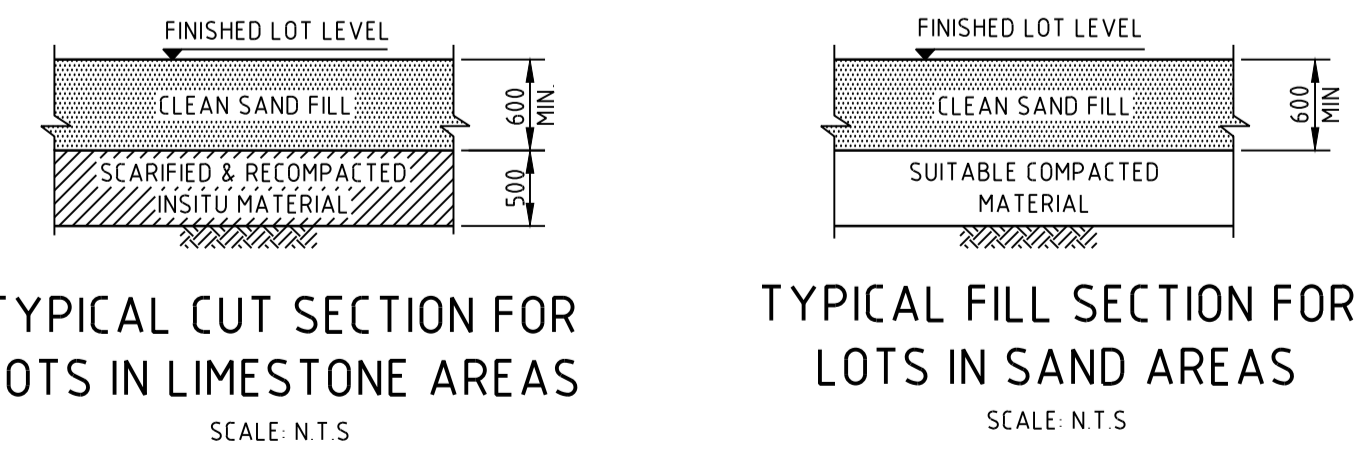
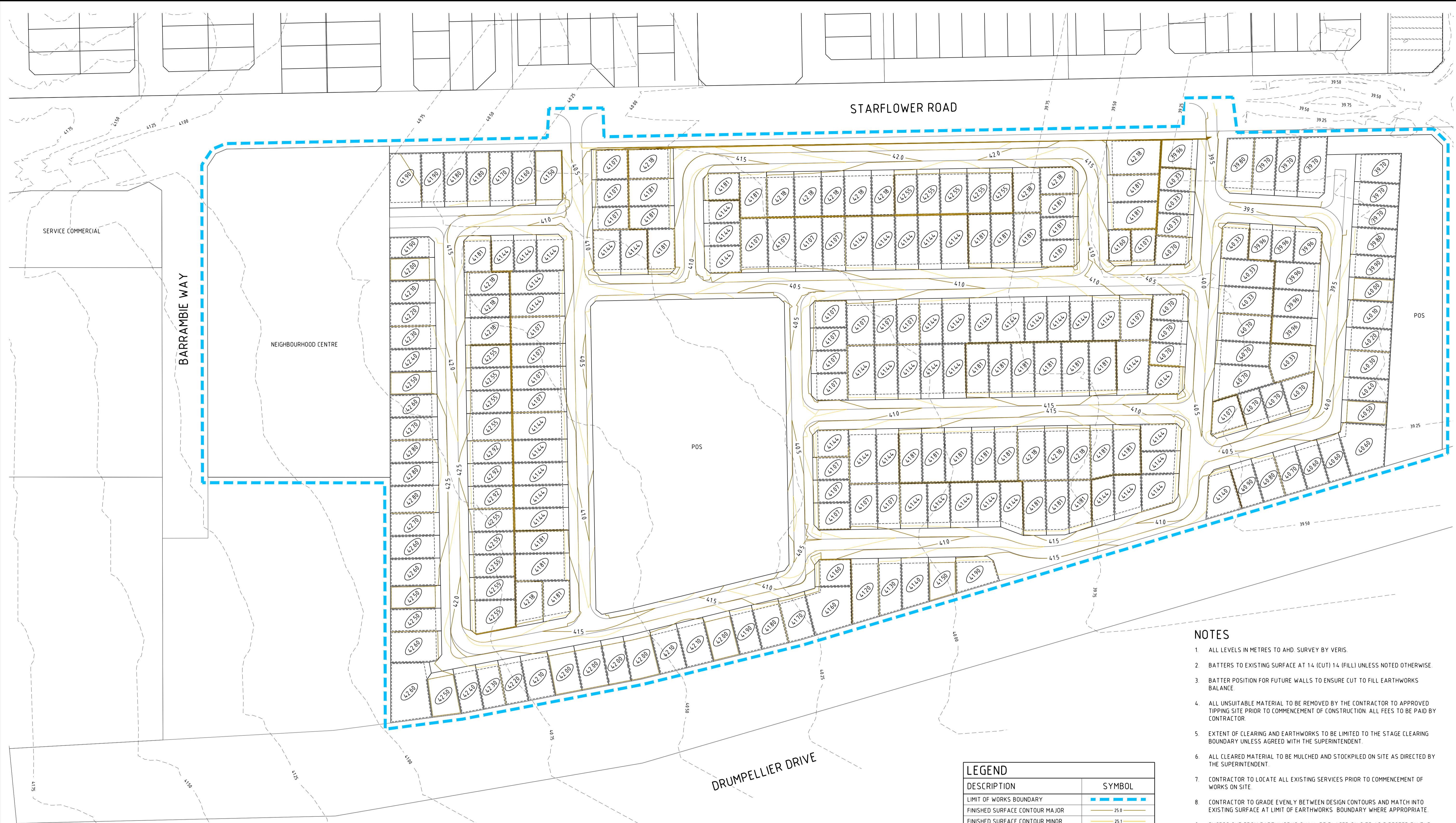


Geomorphic Wetland



# Appendix F

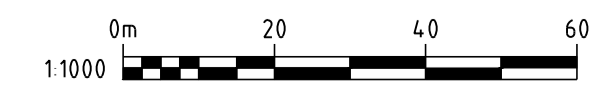
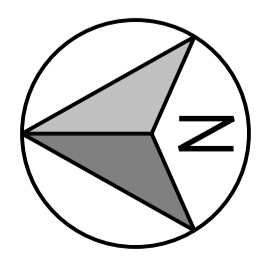
## Preliminary Earthworks Design



DESCRIPTION	SYMBOL
LIMIT OF WORKS BOUNDARY	
FINISHED SURFACE CONTOUR MAJOR	
FINISHED SURFACE CONTOUR MINOR	
EXISTING SURFACE CONTOUR MAJOR	
EXISTING SURFACE CONTOUR MINOR	
FUTURE SURFACE CONTOUR MAJOR	
FUTURE SURFACE CONTOUR MINOR	
FINISHED LOT PAD LEVEL	
FINISHED LOT SPOT LEVEL	
PROPOSED RETAINING WALL	
EXISTING RETAINING WALL	
FUTURE RETAINING WALL	
BUILDING SETBACK LINE	

- NOTES**
- ALL LEVELS IN METRES TO AHD. SURVEY BY VERIS.
  - BATTERS TO EXISTING SURFACE AT 1:4 (CUT) 1:4 (FILL) UNLESS NOTED OTHERWISE.
  - BATTER POSITION FOR FUTURE WALLS TO ENSURE CUT TO FILL EARTHWORKS BALANCE.
  - ALL UNSUITABLE MATERIAL TO BE REMOVED BY THE CONTRACTOR TO APPROVED TIPPING SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL FEES TO BE PAID BY CONTRACTOR.
  - EXTENT OF CLEARING AND EARTHWORKS TO BE LIMITED TO THE STAGE CLEARING BOUNDARY UNLESS AGREED WITH THE SUPERINTENDENT.
  - ALL CLEARED MATERIAL TO BE MULCHED AND STOCKPILED ON SITE AS DIRECTED BY THE SUPERINTENDENT.
  - CONTRACTOR TO LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS ON SITE.
  - CONTRACTOR TO GRADE EVENLY BETWEEN DESIGN CONTOURS AND MATCH INTO EXISTING SURFACE AT LIMIT OF EARTHWORKS BOUNDARY WHERE APPROPRIATE.
  - EXCESS CUT FROM EARTHWORKS SHALL BE PLACED ON SITE AS DIRECTED BY THE SUPERINTENDENT.
  - WHERE LIMESTONE IS WITHIN 600mm OF THE FINAL SURFACE LEVEL THE CONTRACTOR SHALL TREAT THE SITE IN ACCORDANCE WITH THE SPECIFICATION.
  - DESIGN LEVELS SHOWN SHALL BE ON THE FINISHED SURFACE INCLUDING TOPSOIL WHERE SPECIFIED.
  - THE CONTRACTOR SHALL LIMIT THE MOVEMENT OF EQUIPMENT AND MANPOWER TO THE MINIMUM AREA NECESSARY AND PROTECT ALL VEGETATION AND EXISTING SERVICES ON SITE.
  - ADJACENT RESIDENTS TO BE NOTIFIED OF THE WORKS AT LEAST TWO WEEKS IN ADVANCE. CONTRACTOR TO PROVIDE MOBILE NUMBER FOR SUPERVISOR AS PART OF NOTIFICATION.

A	010923	XXX	MH	محمد	ISSUED FOR APPROVAL
REV	DATE	DRN	CKD	APP	AMENDMENT



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**Cossill & Webley**  
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CLIENT  
ELLENBROOK MAMNAGEMENT PTY. LTD.

APPROVED

DESIGNED  
HVD

SCALE  
1:1000

PROJECT  
HENLEY BROOK - LOT 96 - STAGE 00

TITLE  
EARTHWORKS PLAN  
SHEET 1 OF 1

DRAWING No.  
6488-00-200

REVISION  
A

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