



Skippers Row Subdivision Earthworks

The City of Bayswater has today provided conditional approval for stage 1 earthworks to commence at the Skippers Row subdivision site located at Lots 6 to 10, 130 King William Street in Bayswater.

The stage 1 earthwork will involve filling an area within the site that borders Riverside Gardens, but will not impact on the neighbouring Carters wetland (Lot 14, 128 King William Street).

The City will be monitoring the earthworks being undertaken to ensure that it complies with the stage 1 approval.

No further work can be undertaken at the site until the relevant conditions of the subdivision approval granted by the WA Planning Commission have been met and signed-off by the City of Bayswater.

The earthworks proposed at the site have been scaled back by the applicant to minimise any further impact on the Carters land while the WA State Government funding for the purchase of the wetland site is being sought.

Conditional approval for the subdivision was provided by the WA Planning Commission against the recommendation of the City of Bayswater last year.

The City of Bayswater cannot overturn the approval and the City's role is to now assess whether the conditions imposed by the WA Planning Commission have been met.

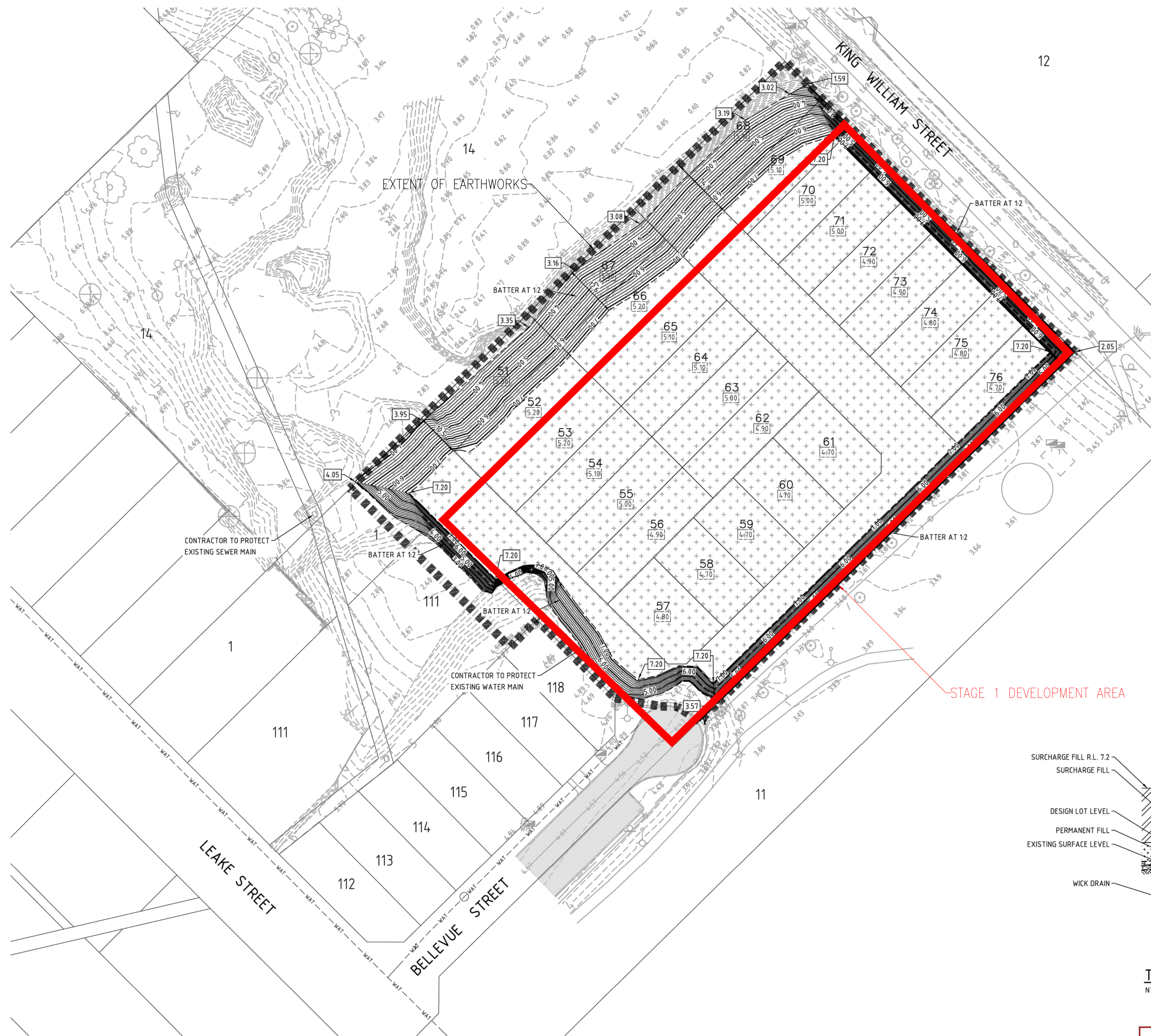
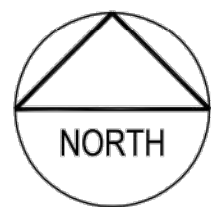
In the meantime, the City continues to advocate on behalf of the community for the purchase of the neighbouring Carters wetland and has committed \$1.5 million towards acquiring the land.

The City has also written to both the new Premier and Minister for Planning seeking the additional promised funding from the WA State Government to enable the purchase to go ahead.

Ends

Notes:

1. The attached map shows the area of the Skippers Row site covered by the stage 1 earthwork.
2. Once the fill has been put in on site, it will be left for approximately 12 months to settle.

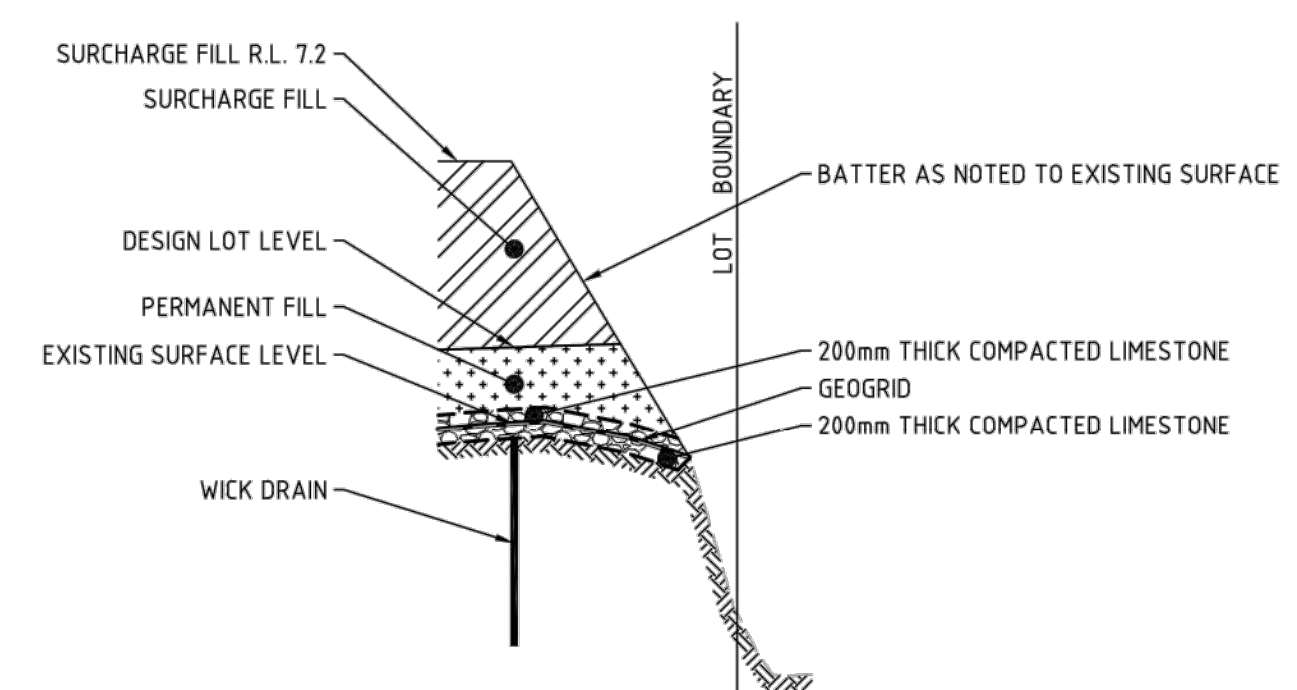


NOTES

1. ALL CO-ORDINATES AND LEVELS SHOWN ON THIS DRAWING SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT WITHIN SEVEN DAYS.
2. SURVEY INFORMATION SUPPLIED BY MNG.
3. ALL HEIGHTS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) AND ALL LEVELS SHALL BE DERIVED FROM ESTABLISHED BENCHMARKS.
4. ALL BENCHMARKS ARE TO BE PROTECTED AND PRESERVED UNLESS NOTED ON PLANS.
5. FINISHED CONTOURS AND VOLUMES ARE TO ROAD BOXOUT.
6. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE SPECIFICATION AND ALSO THE REQUIREMENTS OF THE IPWEA (WA DIVISION INC) STANDARD.
7. THE CONTRACTOR SHALL LIAISE WITH ALL RELEVANT AUTHORITIES TO LOCATE ALL EXISTING SERVICES WITHIN THE CONTRACT AREA PRIOR TO THE COMMENCEMENT OF WORK. SERVICES INFORMATION SHOWN ON THE DRAWINGS IS INDICATIVE ONLY AND MAY NOT BE COMPLETE. WHERE EXISTING AND PROPOSED WORKS CONFLICT, LEVELS ARE TO BE TAKEN AND SUPPLIED TO THE SUPERINTENDENT IMMEDIATELY.
8. THE CONTRACTOR SHALL OBTAIN COUNCIL APPROVAL AND PAY ALL FEES/BONDS PRIOR TO COMMENCEMENT OF WORKS.
9. THE CONTRACTOR SHALL NOTE THAT NON-TRAFFICABLE SUBTERRANEAN STRUCTURES (SOAKWELLS ETC.) MAY EXIST ON SITE. PRIOR TO EARTHWORKS COMMENCING, CONTRACTOR SHALL LOCATE ANY SOAKWELLS, SEPTIC TANKS, DELETERIOUS MATERIALS AND OTHER SUBTERRANEAN STRUCTURES. THESE MATERIALS AND STRUCTURES ARE TO BE REMOVED AND THE LOCATION BACKFILLED IN ACCORDANCE WITH PROCEDURES SET OUT IN SPECIFICATION (IF APPLICABLE). THE SUPERINTENDENT IS TO BE ADVISED OF ANY UNUSED PIPE WORK ENCOUNTERED.
10. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING TO EXISTING LOTS AS REQUIRED.
11. THE CONTRACTOR SHALL PREPARE AND OBTAIN APPROVAL FROM LOCAL AUTHORITY FOR DUST MANAGEMENT PLAN. DUST SUPPRESSION METHODS SHALL BE APPLIED BY THE CONTRACTOR DURING EARTHWORKS OPERATIONS IN ACCORDANCE WITH THE MANAGEMENT PLAN.
12. THE CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE TO ALL AREAS THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR MAINTAINING EXCAVATIONS IN A SAFE AND STABLE CONDITION AT ALL TIMES.
13. TOPSOIL IS TO BE STRIPPED AND MANAGED IN ACCORDANCE WITH THE SPECIFICATION OR AS NOTED ON THE DRAWINGS.
14. ALL ROOTS, BOULDERS AND ANY OTHER DELETERIOUS MATERIAL SHALL BE TOTALLY REMOVED TO A DEPTH OF 600mm BELOW THE LOWER OF THE NATURAL/CUT SURFACE.
15. MINOR AMENDMENTS TO THE EXTENT OF EARTHWORKS MAY OCCUR TO PRESERVE IDENTIFIED TREES.
16. ALL BATTERS TO BE NOMINALLY 1 IN 6, OR FLATTER, UNLESS SHOWN OTHERWISE (U.S.O.).
17. ALL FILL SHALL BE CLEAN AND BE FREE FROM DELETERIOUS AND/OR ORGANIC MATERIAL.
18. FILL MATERIAL TO BE TESTED BY A REGISTERED MATERIALS TESTING LAB AND RESULTS PROVIDED TO THE SUPERINTENDENT PRIOR TO THE IMPORTATION AND PLACEMENT OF MATERIAL.
19. PENETROMETERS USED FOR TESTING MUST BE CALIBRATED FOR SITE AND RECALIBRATED FOR IMPORTED FILL AS REQUIRED.
20. ALL FILL SHALL BE PLACED IN UNIFORM LAYER NOT EXCEEDING 300mm THICKNESS AND COMPACTED TO A DENSITY NOT LESS THAN 95% M.M.D.D. REFER TO SPECIFICATION FOR DETAILED INFORMATION.
21. CONTRACTOR TO COMPLETE ALL BACKFILLING AND EARTHWORKS REQUIRED TO ACHIEVE LEVELS SHOWN.
22. THE SITE IS TO BE LEFT CLEAN AND FREE OF RUBBISH/DEBRIS UPON COMPLETION OF WORKS.
23. TIE INTO ADJACENT BOUNDARIES AND FEATURES TO BE SEAMLESS.
24. CONTRACTOR TO MAKE SURE ADJACENT P.O.S. FOOTPATHS ARE CLEAR AND ACCESSIBLE AT ALL TIMES.
25. 'AS CONSTRUCTED' DRAWINGS ARE TO BE PREPARED IN ACCORDANCE WITH THE SPECIFICATION AND PROVIDED TO THE SUPERINTENDENT PRIOR TO PROCEEDING TO THE NEXT STAGE OF WORKS.

LEGEND

- EARTHWORKS BOUNDARY
- EXISTING PAVEMENT
- PROPOSED EARTHWORKS CONTOUR
- EXISTING SURFACE CONTOUR
- PROPOSED RETAINING WALL
- FILL EXTENT
- DESIGN LEVEL
- FUTURE PAD LEVEL
- EXISTING SURFACE LEVEL
- STAGE 1 DEVELOPMENT AREA



TYPICAL SECTION
NTS.

NOT FOR
CONSTRUCTION



W.A.P.C 152768

REV	BY	CHKD	DATE	DESCRIPTION	REV	BY	CHKD	DATE	DESCRIPTION
B	RT	MRI	14/02/17	EXTENT OF WORKS AMENDED					
A	RT	MRI	22/09/16	ISSUED FOR APPROVAL					



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SCALE UNITS: 10m 20m	CLIENT & JOB	ABN GROUP SKIPPERS ROW, BAYSWATER STAGE 1
DATE OCTOBER 2016	DESIGNED RT	TITLE EARTHWORKS PLAN SURCHARGE FILL SURFACE
DRAWN RT	CHECKED MRI	SHEET SIZE A1
HORIZONTAL COORDINATE SYSTEM PCG94	VERTICAL COORDINATE SYSTEM AHD	DWG No. 15015-C1-EP-02
		REVISION B