

June 14, 2024

Our Ref: JN3267

Element  
L18, 191 St Georges Terrace  
Perth WA 6000

**Attention: Campbell Green**

Dear Sir,

**RE: 10 Bayley Street, Coolgardie**

Kal Engineering Consultants were engaged to undertake an engineering and assessment to the aforementioned site with respect to the construction of an additional 40 motel units.

Site drainage plans have been prepared and attached for your reference and includes drawings:

- JN3267-C-001 – Overall Site Drainage Plan
- JN3267-C-002 – Part Drainage Plan
- JN3267-C-003 – Part Drainage Plan
- JN3267-C-004 – Details

The site is currently serviced by two water service connections, Watercorp have advised the following: *“account no. 9007375674, 1x 20mm service. There was a second 40mm service disconnected ~ 2000.”*

Refer attached Watercorp as-constructed plan detailing the service locations.

Based on the existing 15 motel rooms and the proposed additional 40 units an 80Ø @ 340 l/m water service would be required. However, we recommend pressure testing is undertaken prior to the application for the service upgrade; it is possible that the water pressure is such that the supply requirements cannot be met.

On site tanks and pumps maybe required to cater for peak demand, if this is the case a smaller meter size could be adopted, noting this option would see a reduced connection fee.

Plans of the local sewer were provided by the Shire of Coolgardie (refer attached), they show an existing 150Ø junction which would satisfy the requirements of the site.

If you have any questions please feel free to contact the undersigned

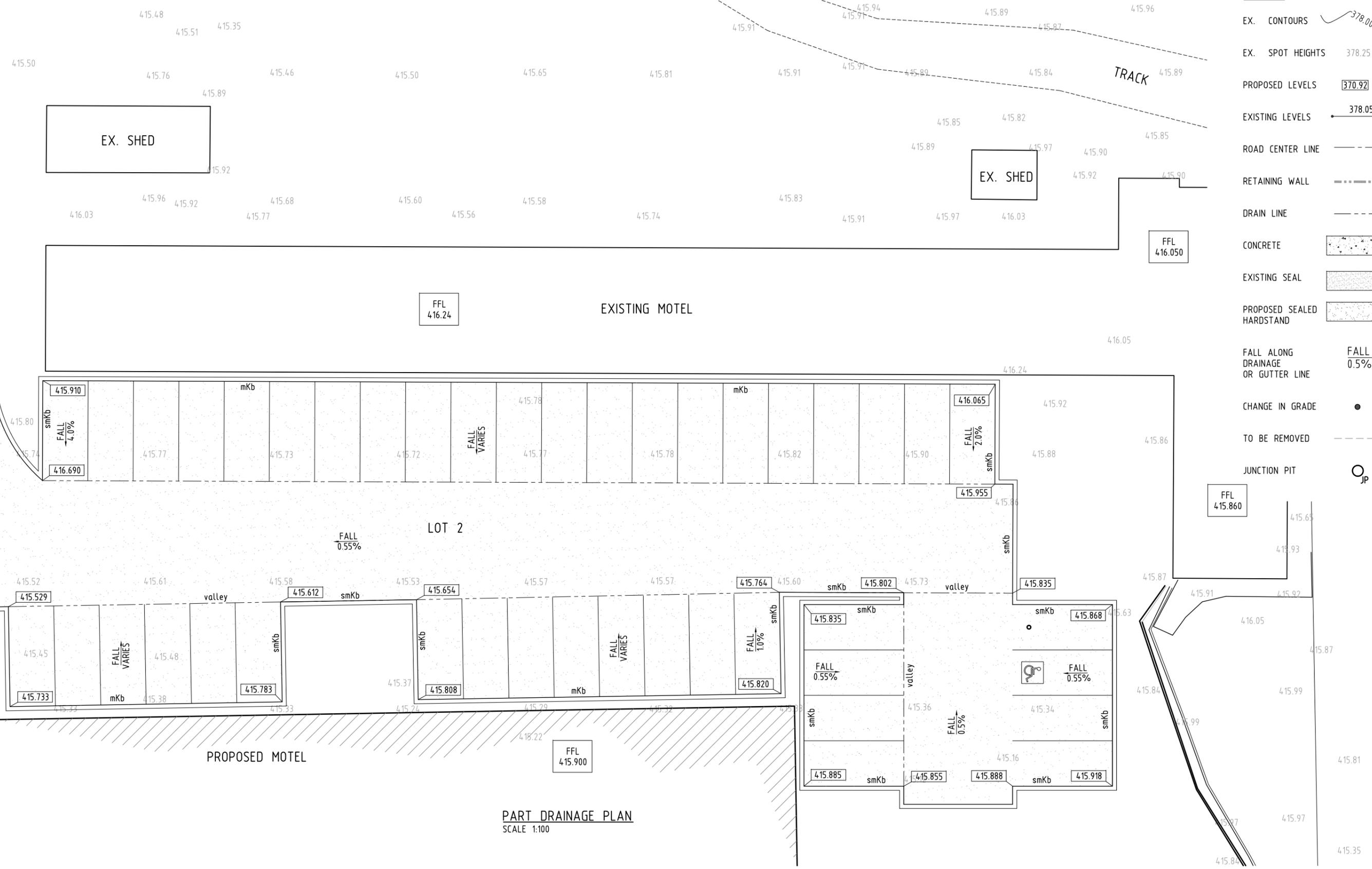
Sincerely,



**Simon de Been MIEAust CPEng NPER**  
Principal Engineer





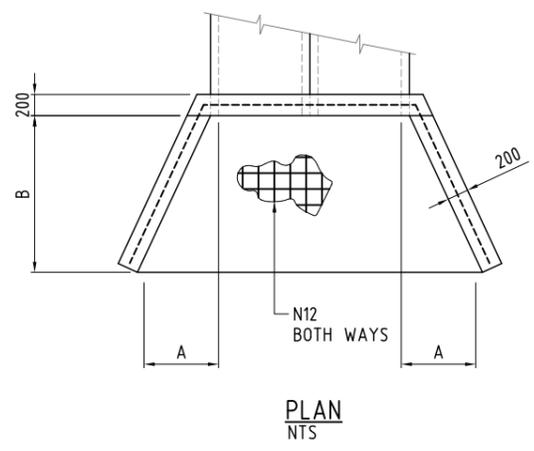
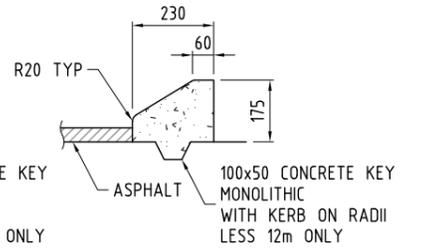
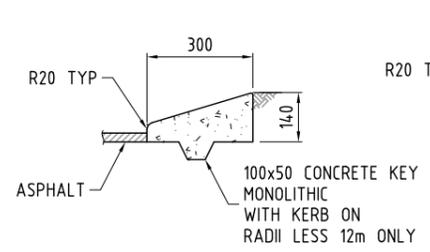
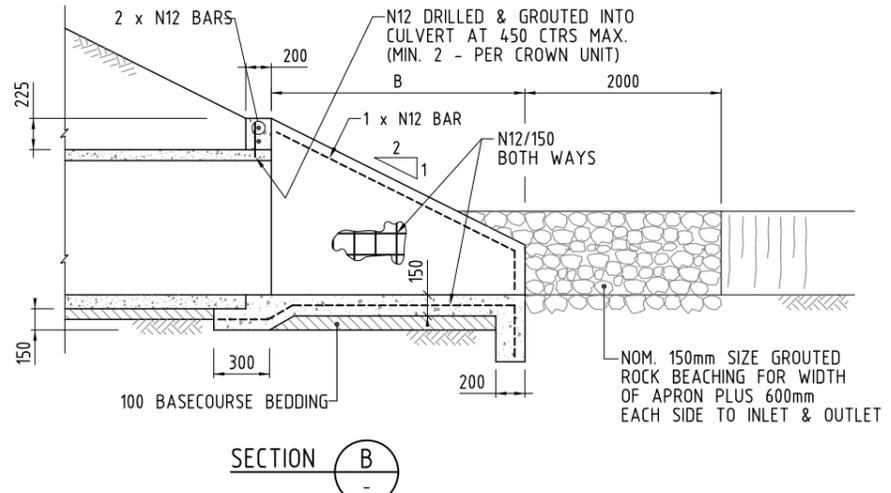
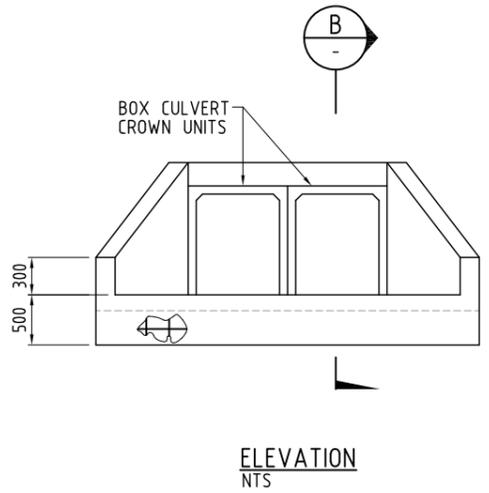


**LEGEND**

- EX. CONTOURS
- EX. SPOT HEIGHTS
- PROPOSED LEVELS
- EXISTING LEVELS
- ROAD CENTER LINE
- RETAINING WALL
- DRAIN LINE
- CONCRETE
- EXISTING SEAL
- PROPOSED SEALED HARDSTAND
- FALL ALONG DRAINAGE OR GUTTER LINE
- CHANGE IN GRADE
- TO BE REMOVED
- JUNCTION PIT

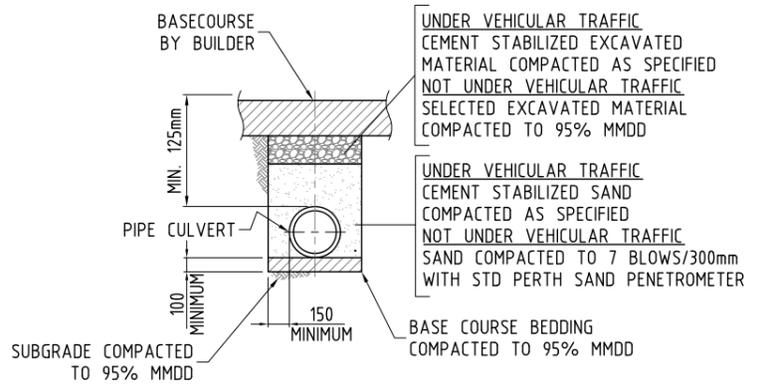
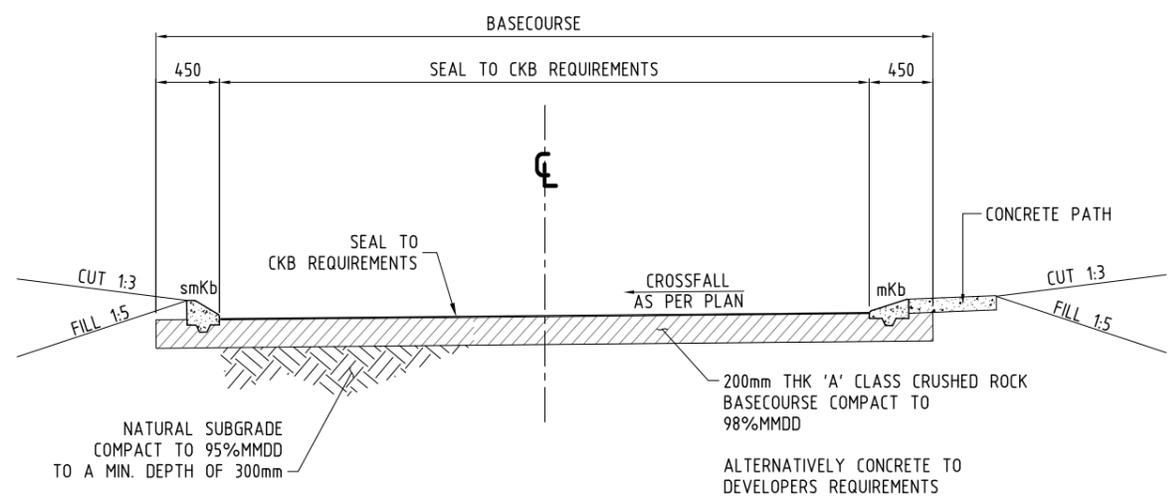
**PART DRAINAGE PLAN**  
SCALE 1:100

A		ISSUED FOR APPROVAL		06.06.24	KAL					SCALE AS SHOWN		 20 Porter st PO Box 8305 Hannans WA 6433 simondebeen@kaleng.com.au www.kaleng.com.au		TITLE <b>ELEMENT ADVISORY          PROPOSED MOTEL DEVELOPMENT          LOT 2 BAYLEY ST, COOLGARDIE          PART DRAINAGE PLAN</b>		DRAWING NUMBER JN3267/C/003	
No	REVISION	DATE	BY	No	REVISION	DATE	BY	REFERENCE	DRG No	DATUM	AHD - MGA94	THE CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING REMAIN THE COPYRIGHT OF KAL ENGINEERING CONSULTANTS, AND ARE NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.		REVISION	A	A1	



- NOTE:**
1. ALL REINFORCEMENT TO BE N12/150 BOTH WAYS U.N.O.
  2. PROVIDE AT LEAST 2 x N12 HORIZONTAL BARS OVER BOX CULVERTS IN THE ENDWALL AND 1 x N12 BAR ALONG SLOPING TOP OF ALL WING WALLS.
  3. PLACE REINFORCEMENT CENTRALLY IN WALLS AND FLOOR. PROVIDE 350 LAPS AT ALL JUNCTIONS OF WALL AND FLOORS.

CULVERT SIZE	A	B
300 HIGH	280	600
450 HIGH	420	900
600 HIGH	585	1250
750 HIGH	725	1550
900 HIGH	865	1850
1200 HIGH	1145	2450
1500 HIGH	1330	2850



REVISION				SCALE				TITLE		DRAWING NUMBER	
No	REVISION	DATE	BY	AS SHOWN	DATE	BY	ELEMNT ADVISORY PROPOSED MOTEL DEVELOPMENT LOT 2 BAYLEY ST, COOLGARDIE DRAINAGE DETAILS		JN3267/C/004		
A	ISSUED FOR APPROVAL	06.06.24	KAL	DRAWN	KAL	06.06.24			<small>© THE CONCEPTS AND INFORMATION CONTAINED IN THIS DRAWING REMAIN THE COPYRIGHT OF KAL ENGINEERING CONSULTANTS, AND ARE NOT TO BE USED OR COPIED WITHOUT WRITTEN PERMISSION.</small>		
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				DESIGNED							
				APPROVED							
				DATUM	AHD - MGA94		REVISION		A	A1	





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