

Dianella Plaza Shopping Centre Redevelopment – Precinct Structure Plan

Engineering Report

Project No: 25-370

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Revision	Description	Author	Date
A	Site Servicing Report - Initial	Andrew Tucker	28 April 2026
B	Site Servicing Report - Updated	Andrew Tucker	15 May 2026
C	Engineering Report	Andrew Tucker	11 June 2026
D	Engineering Report - Update	Andrew Tucker	6 August 2026

1 Introduction

1.1 General

As requested by Bureau Veritas on behalf of Greenpool Capital, Colliers has undertaken a preliminary assessment of existing conditions and services associated with the proposed development of a combined landholding that is predominantly occupied by the Dianella Plaza Shopping Centre and includes the neighbouring site of Our Lady's Assumption School, Ampol service station, TAB, Stirling Libraries, Chargrill Masters restaurant and a previously demolished building site with remnant carpark. This report will focus on the proposed development of these sites which consist of seven Lots (59, 70, 71, 78, 79, 100 & 110), covering a combined area of 8.95 ha.

The redevelopment site is located at 366 Grand Promenade, Dianella and is within the City of Stirling jurisdiction. Dianella Plaza is bordered by Alexander Drive to the northwest, Waverley Street to the northeast, Grand Promenade to the southwest and residential a mix of residential and district centre property to the southeast. City of Stirling local planning scheme has zoned this site as District Centre, where it is largely being operated as a shopping centre with supporting carpark and businesses.

Landgate's historical imagery reveals that the site was previously undeveloped bushland until the early 1970s, where the northwest portion of the site was transformed into a commercial shopping center within Lot 100 and included parking facilities surrounding the shopping centre. Throughout the 1980s, the shopping centre underwent an expansion to the southeast, which included the extension of the existing shopping centre, construction of isolated buildings and supporting carparking. This configuration has generally been preserved and remains in its current state.



Figure 1 - Aerial Photograph of Proposed Development Site (Landgate)

1.2 Consulting Scope of Work

Colliers scope of work includes the following:

- Due Diligence
 - Source as constructed data from the Water Corporation, City of Stirling, and relevant authorities.
 - Review and assess geotechnical mapping, groundwater levels, and geotechnical investigation (if available).
 - Review and assess the likely sewer, water, power, communications, and gas connectivity and/or extension requirements with associated costs.
 - Provide advice with respect to the stormwater solution in accordance with the City of Stirling requirements.
- Summary of Findings
 - Prepare and issue a letter summarising the above, confirming the developability of the site.
- Concept Design
 - Conceptual design of critical levels to interface with the surrounding road reserves and proposed structures.
 - Extent of retaining walls and indicative heights as a function of the proposed hardstand levels and existing boundary levels.

1.3 Report Qualifications

In line with this report, Colliers make the following qualifications:

- This report was prepared exclusively for the Bureau Veritas. Unless otherwise stated, the use of this report by third parties is not permitted.
- The information provided in this report may be considered valid for three (3) months from the date of the report.
- The information provided in this report is based upon the information and documentation provided by the developer. Colliers have relied on such information and documents being true. Where we are uninformed of developments outside of this report, Colliers cannot be held responsible or liable for any problems or issues that may arise as a consequence.
- Assumptions have been made which, if incorrect, have the potential to impact the recommendations of this report. Major development implications exist through avenues which cannot be assured at the time of this report, including the upgrading and provision of utility services, WAPC Conditions, DA Conditions, Local Authority Scheme Requirements, timing of adjacent developments, etc.
- Unless otherwise stated, the capacity of existing services has not been verified via engineering calculations. Where required, external consultants may need to be engaged to provide accurate assessments of existing and future servicing capacity.
- A site visit has not been conducted as part of this desktop study. An underground service scan has not been completed and information containing existing service information may differ from the physical service locations. Where possible, Colliers recommend verifying existing service locations and conditions.
- Where design is carried out by third parties using information provided by Colliers, it is recommended that Colliers be engaged or involved in the design process.

2 Data Sources

The table below outlines the background and service information obtained by Colliers to facilitate this report.

Description of Data	Obtained From	Date
Architectural	DKO	21 April 2026
Precinct Structure Plan	Urbis	7 May 2026
Aerial Imagery	MNG	9 June 2026
Before You Dig Australia	1100	11 December 2025
Geology Mapping	Department of Mines, Petroleum & Exploration (GeoView)	2 December 2025
Geotechnical Investigation	Galt Geotechnics	12 April 2024
Survey Data	Jurovich Surveying	12 April 2024
Groundwater Data	Department of Water & Environmental Regulation	2 December 2025
Acid Sulphate Soils	Department of Water & Environmental Regulation	2 December 2025
Contaminated Site Register	Department of Water & Environmental Regulation	2 December 2025
Road and Rail Noise	Department of Planning, Lands & Heritage	15 December 2025
Trees and Vegetation	City of Stirling	7 January 2026
Stormwater Data	City of Stirling	16 December 2025
Drainage Plumbing Drawings	DEMIRS	2 December 2025
Power Capacity	Western Power Network Capacity Mapping Tool	15 December 2025

3 Site Conditions

3.1 Geology

Colliers has utilised the Department of Energy, Mines, Industry Regulation and Safety 1:50,000 geological online mapping to provide an indication of the geological conditions. The site geology is likely to comprise of SAND (S10), summarised as:

- SAND (S10)
 - (as S8) Very light grey at surface, yellow at depth, fine to medium-grained, sub-rounded quartz, moderately well sorted of eolian origin.
 - High permeability
 - Low slope stability
 - Medium to high bearing capacity

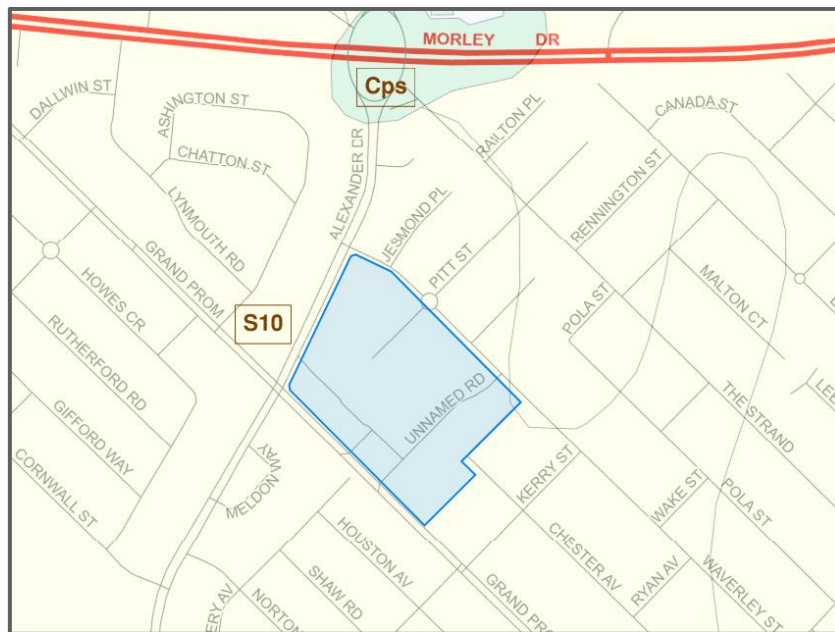


Figure 2 - Geology mapping (DMPE)

A geotechnical investigation was undertaken by Galt Geotechnics, in April 2025 (WAE200102-02 002 R Rev0) to assess the ground conditions of the Dianella Plaza redevelopment in its entirety. The investigation focused more to the western portion of the development, with findings anticipated to provide an accurate assessment for the development as a whole owing to the proximity of the subject site and the collective historical development of the area. The findings can be summarized as follows:

- Cone Penetration Tests (CPT)
 - 8 tests to a depth of 8m
- Machine Auger Boreholes (BH)
 - 5 bore hole to a depth of 1.5m
- Perth Sand Penetrometer (PSP)
 - 5 tests with depth ranging between 1.05 to 2.1m
- Infiltration Testing
 - 3 tests to a depth of 0.91m

Based on the field investigation testing and results, subsurface conditions across the site can be generalised as follows:

- Fill gravelly sand (SP)
 - Between 0.2 and 0.3m BGL
- Fill sand (SP)
 - Between 0.7 and 1.0m BGL
- Natural sand (SP)
 - Greater than 1.5m BGL

Galt Geotechnics classify the site as Class 'A' in accordance with AS2870 (2011), with a CBR of 10% applied to the site. Standard earthworks and preparation practises would be required to prepare the site for redevelopment. Infiltration was found over the three locations tested was found to be between 7.4 and 8.7m/day, with 5m/day to be adopted for the stormwater design, supporting the use of onsite stormwater disposal such as soakwells and belowground cells.

Colliers expect the site to be geotechnically appropriate for the proposed development.

3.2 Topography

The topography has been considered using feature and contour survey provided by Jurovich Surveying on 12 April 2024 (DWG name: 24279-04), covering Lot 70, 71, 78, 79 & 110. Topology for Lots 59 & 100 that were excluded from the feature survey, was considered using data available from MNG Access online resources which utilises Landgate contours. The site constraints depicted within the survey data are as follows:

- The site grades across the site generally from the west to the east.
- The existing shopping centre is at an estimated 29.0m AHD and currently utilises retaining along half of the northeast and a small portion of the southwest to interface between shopping centre and carpark.
- Carpark to the southwest of Lot 110 is situated at a lower level to that of the adjacent Grand Promenade road reserve, with a retaining wall utilised to facilitate separation at the boundary.

Boundary details show the site topography as:

- Northwestern Verge (Alexander Drive)
 - Elevates from 27.0m AHD to the west, to 28.0m AHD to the east.
 - Typical crossfall of less than 1%.
- Northeastern Verge (Waverley Street)
 - Elevates from 25.6m AHD to the south, to 28.0m AHD to the north.
 - Typical crossfall of less than 1%.
- Southeastern Verge (Boundary to private properties)
 - Elevates from 25.6m AHD to the east, to 30.2m AHD to the west.
 - Typical crossfall of between 1 to 2%.
- Western Verge (Grand Promenade)
 - Elevates from 27.4m AHD to the north, to 30.2m AHD to the south.
 - Typical crossfall of an estimated 1.5%.

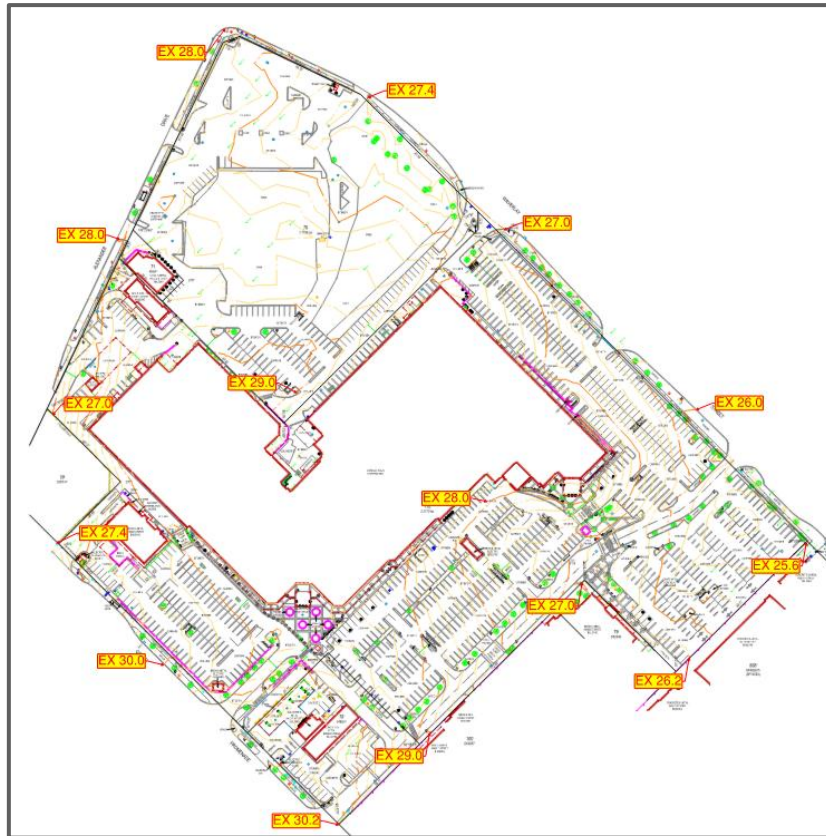


Figure 3 - Site Topology (Jurovich Surveying)

3.3 Groundwater

Department of Water and Environmental Regulation groundwater mapping provide historical data, which indicates that:

- Historical maximum groundwater is likely to be encountered between RL 23.5 and 24m AHD.
- The existing surface of the site is estimated to be between 29.0m and 25.6m AHD.
- Depth of ground water can be described as being 1.6m to 5.5m BGL.

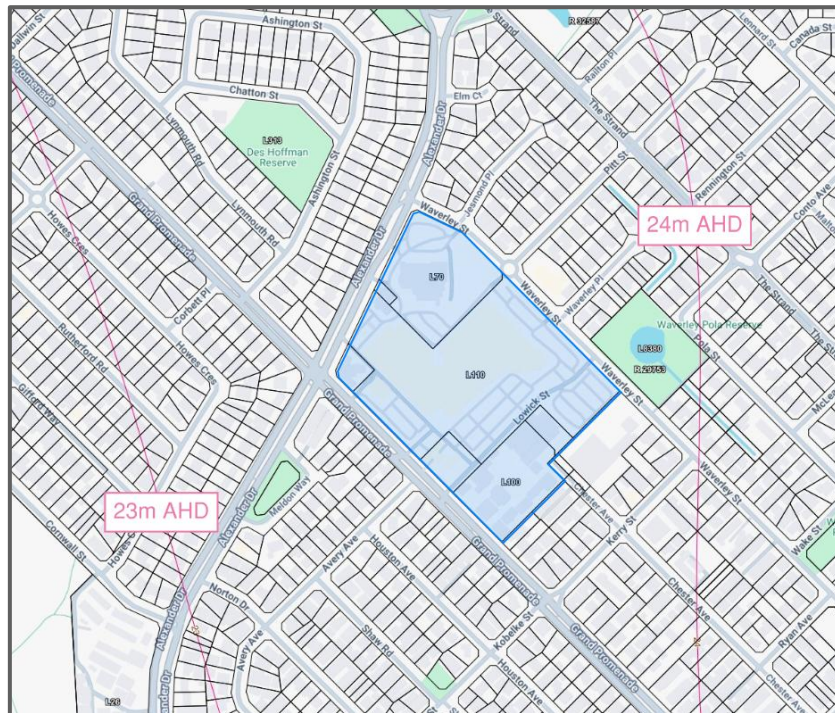


Figure 4 - Groundwater mapping (DWER)

Galt Geotechnics geotechnical investigation provided findings for groundwater conditions at the time of testing. Groundwater was encountered during CPTu testing, which can be summarised as follows:

- Groundwater levels estimated to be between 23.5 and 21.3m AHD
- Galt Geotechnics recommend a minim separation of 500mm from the base of infiltration structures to the maximum ground water level.

Groundwater levels recorded by Galt Geotechnics reflected similar to that of historical data provided by DWER. The proposed development indicates the inclusion of an undercroft carpark, with an estimated floor level of 25.29m AHD may be impacted by groundwater if drainage were to be utilised beneath. However, the remainder of the site would likely be unaffected for the proposed development.

It is important to note that this finding may not accurately reflect the true groundwater maximum condition, as testing was undertaken following summer conditions, where groundwater may be at seasonal lows. It is recommended that further groundwater monitoring throughout all seasonal conditions should be undertaken to provide actual maximum groundwater levels within the site.

3.4 Acid Sulphate Soils

The proposed development site has an Acid Sulphate Soil (ASS) of high to moderate risk of occurring within 3m of the natural soil surface.

Testing of acid sulphate soils should be undertaken by the geotechnical consultant prior to design works being undertaken to ensure that the consultant team implements a design which will mitigate impacting the ASS. Subject to the final development levels, the depth of excavation in proximity to the potential acid sulphate soils shall be limited to minimise the risk associated with encountered acid sulphates.

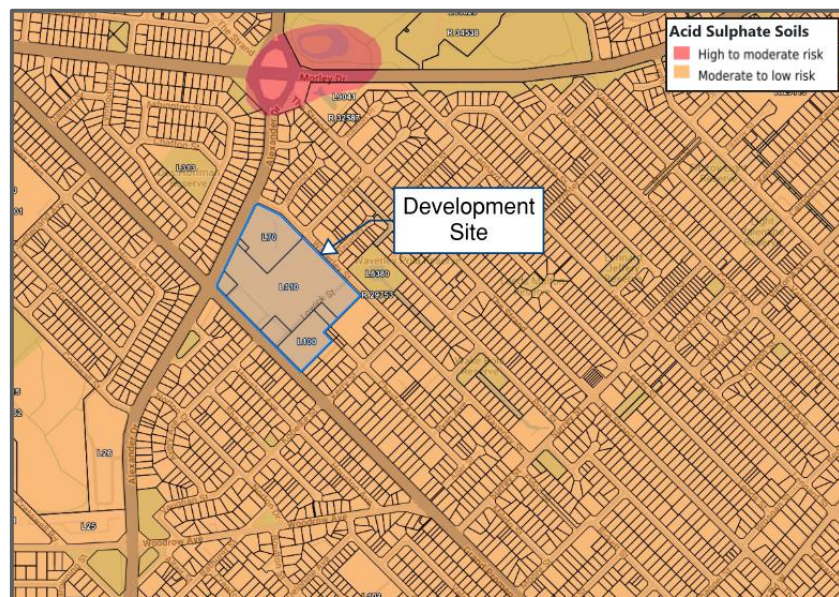


Figure 5 - ASS Risk Map (DWER)

3.5 Contaminated Sites

The DWER contaminated site database mapping indicates that there are contaminated sites within the proposed development, which can be summarised as follows:

ID: 78606

- Previous use:
 - Former dry-cleaning facility for approximately 6 years.
- Restrictions of use:
 - The land use of the site is restricted to commercial/industrial, which excludes sensitive uses with accessible soil such as childcare centres, kindergartens, pre-schools and primary schools. The site should not be developed for a more sensitive use such as residential use, childcare centres or recreational open space, without further contamination assessment and/or remediation.

ID: 2990

- Previous use:
 - Historically used as a service station.
- Restrictions of use:
 - The land use of the Site is restricted to commercial/industrial use; which excludes childcare centres, kindergartens, pre-schools and primary schools and should not be developed for a more sensitive use such as recreational open space; residential use or childcare centres.

ID: 65218

- Previous use:
 - Historically used as a service station for approximately 53 years.
- Restrictions of use:
 - The land use of the site is restricted to commercial/industrial use. The site should not be developed for a more sensitive use such as residential use, childcare centres or recreational open space, without further contamination assessment and/or remediation. Due to the nature and extent of groundwater contamination, the abstraction of groundwater for any purpose is not recommended.

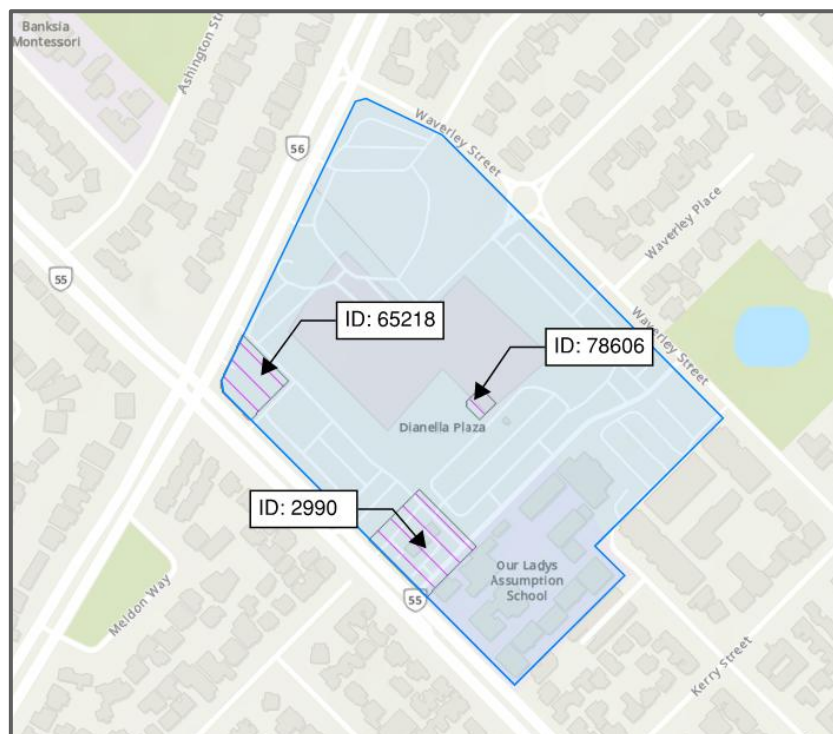


Figure 6 - Contaminated sites mapping (DWER)

3.6 Road and Rail Noise

The Department of Planning, Lands and Heritage road and rail noise mapping indicates that the site is contained within a Strategic Freight and/or Major Traffic Route zone. Colliers recommends that this be further investigated during consideration of the most appropriate built-form design.

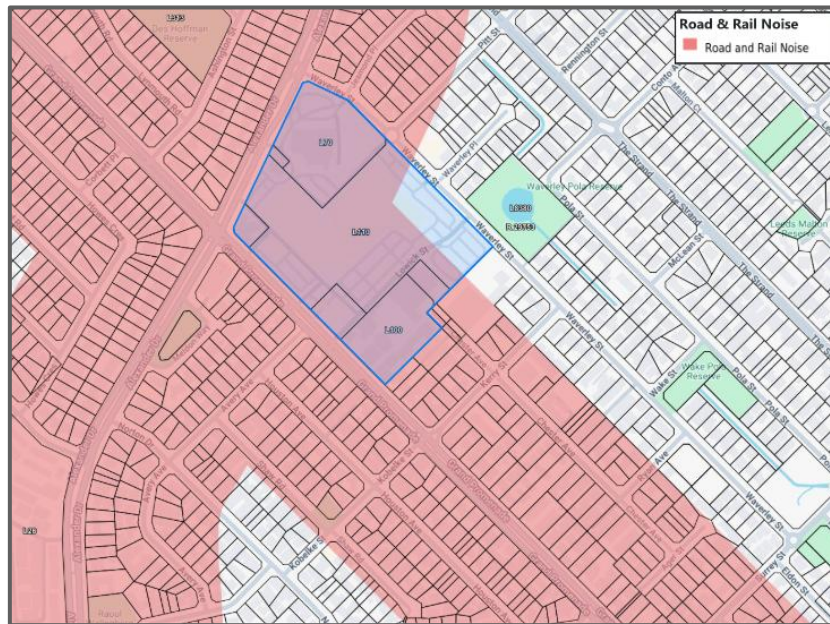


Figure 7 - Noise and rail mapping (DPLH)

3.1 Trees and Vegetation

City of Stirling provides a register for trees that are managed by the city, of which multiple trees are located within the three verges fronting road reserves to the proposed development. Developments within an area of a register tree would require that protection be provided to ensure the health of the tree. City of Stirling detail that a maximum impact to the Tree Protection Zone (TPZ) is 10%, which would require a tree root survey to identify. However, it is possible that the proximity of registered trees to the proposed development may impede the TPZ. In any such case, approval by the city will be required under the City of Stirling Street and Reserve Tree Policy (section 5).

Location of the City's trees should be considered during the design phase to mitigate disturbance of any TPZ's and limitation of sightlines obstructed for vehicles entering or exiting the development.

3.2 Demolition and Remediation

3.2.1 Controlled Modifications of Existing Buildings (Including HAZMAT Materials)

To facilitate the proposed development, demolition of the existing buildings will be required. Given the date of construction of these buildings (late 1980's), a hazardous materials inspection by Prensa (2020) was conducted, identified non-friable Asbestos Containing Materials (ACM) within the existing shopping center.

It would be advised to carry out a more intrusive investigation into the modification and demolition prior to commencement of works. Implement of an asbestos management plan and work to conform with Work Health and Safety Act (2020) would be required if the site was found to include ACM, which may involve a staged approach during construction.

Colliers notes that screening for ACM materials to a depth of 1m may be required in proximity to the former Dianella Hotel within Lot 70, with ACM cement sheet fragments present in unsealed surface soils from historical demolition building footprint following any demolition process. Colliers expect that a removal rate of less than 10% will be applicable, of which any material captured by the screening process will likely require disposal as Class I Special.

Lot 59 & 78 had historically been used as service stations, therefore classified as Remediated for Restricted Use. Residual hydrocarbons remain in soil and groundwater at depths of 5.0 to 8.0 m below ground level on Lot 78, which should be considered for any deep service trenching or excavations.

Products that contain Synthetic Mineral Fibres (SMF) were observed during building inspections, generally within the sarking, duct work and water heaters. Managed of such material should be in accordance with the Worksafe Australia Synthetic Mineral Fibre National Standard & Code of Practice (1990).

Furthermore, due to the era of original construction, there is potential for further hazardous materials to be contained within the building, such as;

- Polychlorinated Biphenyls (PCBs)
 - Within electrical fittings and assets
- Lead Containing Paint (LCP)
- Ozone Depleting Substances
 - From original air-conditioning units that may be onsite

Colliers recommend that further investigations are undertaken prior to any demolition work required for the modification to the existing building (if possible).

4 External Infrastructure

4.1 Roads and Traffic

The proposed development fronts three roads, in which the Precinct Structure Plan Map (PSP) by Urbis (7 May 2026) propose multiple access points to the ultimate development. Road hierarchy online mapping is provided by Main Roads WA, which indicate the following.

- Alexander Drive
 - Hierarchy: Distributor A
 - 3 left-in, left-out points of access
- Grand Promenade
 - Hierarchy: Distributor A
 - 2 left-in, left-out points of access
 - 1 Private access road
- Waverley Street
 - Hierarchy: Local Distributor
 - 1 left-in, left-out points of access
 - 1 access via roundabout
 - 1 private access road
 - 1 undercroft access point

The PSP seeks to retain the site's established access points for the ultimate development. With the development to include an increase of retail facilities and the inclusion of residential properties, it is expected that an increase in local traffic would result.

The development masterplan incorporates a lower ground undercroft car park containing 283 parking bays. Primary access to this facility is to be provided via a graded driveway transitioning directly to Waverley Street, with an expected elevation difference of 1m. Given the frontage being a local road type, the access facility category of 4 would be considered to comply with AS2890.1 (2004). Access to the undercroft is proposed to cross a pedestrian access footpath within the verge of Waverley Street, that abuts the site boundary. Level 1 & 2 will include an additional carpark consisting of a combined 276 car bays and will provide a single access point from the private access road internal of the site, interfacing with Waverley Street.

In all cases, sight distances at access driveway exits and geometry of ramps will need to be considered to AS2890.1 (2004) that would allow safe sight distances for pedestrians and vehicle movements.

Consultation with Main Roads WA will be required for approvals concerning the arterial road interfaces along both Alexander Drive and Grand Promenade, while Waverley Street crossovers, verge reinstatements, pedestrian path configurations, and local traffic assessments would require approval from City of Stirling.

4.2 Sewer

The Water Corporation Esinet data indicates the location of sewer reticulation mains within the vicinity of the proposed development:

- Waverley Street (Northeast boundary)
 - Lot connection via Ø150mm VC to the northeast and southeast corners of Lot 110 (IL's 25.19 & 23.44).
 - Lot connection via Ø150mm VC to the southeast corners of Lot 70 (IL 24.05m AHD).
 - Ø900mm RCPL gravity transfer main (Bedford Bypass Sewer) beneath Waverley Street.
- Alexander Drive (Northwest boundary)
 - Ø1370mm RCPL gravity transfer main (Dianella Main Sewer) beneath southbound lane of Alexander Drive.
 - Lot connection via Ø225mm PVC-U to Lots 59 (IL 22.36m AHD), 71 (IL 26.50m AHD) and 110 (IL 22.41m AHD).
- Grand Promenade (Southwest boundary)
 - Lot connection via Ø150mm VC to Lots 78 (IL – 26.96m AHD) and 100 (IL's 26.45, 25.08m AHD).
- Chester Avenue (Southeast boundary)
 - Lot connection via Ø150mm VC to Lots 79 (IL – 25.17m AHD).

Historic plumbing documents obtained from the Department of Mines, Industry Regulations and Safety indicate lot connections to past and current buildings.

It is indicated that the Ø150mm Lot connection from Alexander Drive extends southeast to the existing shopping center servicing the western tenancies and extends northeast along the boundary to service the isolated buildings that front Alexander Drive.

The Ø150mm Lot connection to Lot 70 extends along the internal road leading from the Waverley Street and Pitt Street roundabout to the shopping centre. It then connects to a pit where two Ø150mm PVC-U sewer lines connect to tenancies along the northeast and northwest of the building.

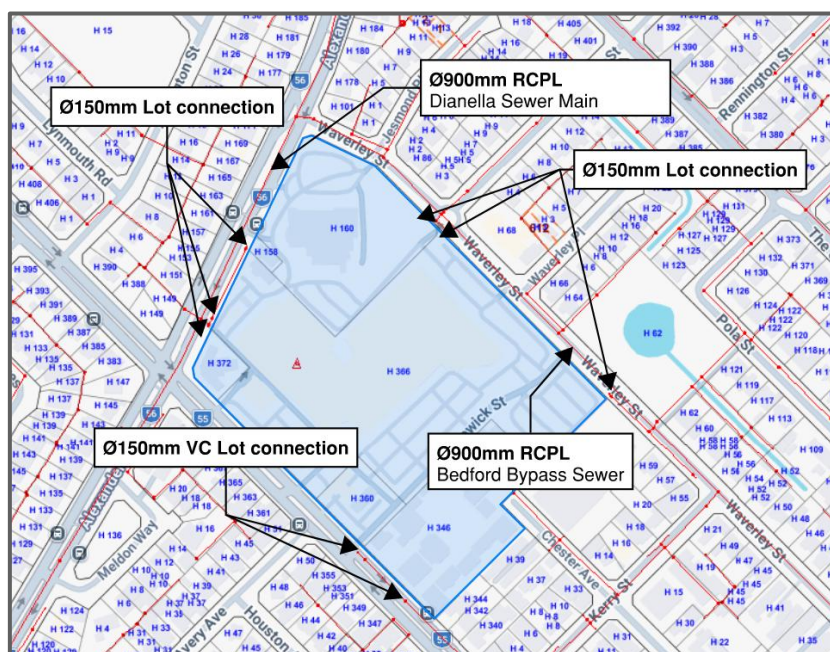


Figure 8 - Water Corporation sewer network mapping (ESinet)

It is expected that the Ø900mm sewer main within Waverley Street would have capacity to service the three buildings fronting Waverley Street, which comprise of mixed-use buildings of 537 dwellings and commercial tenancies, via a gravity sewer. With the current Lot connections being at an estimated depth of 2 to 3 m below ground level and based on an estimated SDF of 3.9L/s, discharge would likely be spread over multiple Lot connections to the Ø900mm sewer main within Waverley Street. As the development is intending on subdividing lots, it may require an easement to be introduced due to the internal sewer line.

It is expected that the remaining retail and community purpose-based buildings would be able to discharge via existing lot connections within their corresponding lot.

This will need to be confirmed with Water Corporation prior to design stage to mitigate construction of services and structural components interfering with the service.

4.3 Water Reticulation

The Water Corporation Esinet data indicates water reticulation infrastructure within the adjacent road reserves as follows:

- Waverley Street (Northeast boundary)
 - Ø150mm P-16 reticulation main within the northeast verge.
 - Ø150mm RC reticulation main within the northwest verge.
 - Lot connection via Ø150mm VC to the southeast corners of Lot 70 (IL 24.05m AHD).
 - Ø900mm RCPL gravity transfer main (Bedford Bypass Sewer) beneath Waverley Street.
- Alexander Drive (Northwest boundary)
 - Ø150mm Reinforced Concrete reticulation main within the northwest verge.
- Grand Promenade (Southwest boundary)
 - Ø150mm Steel reticulation main within the verge of Lot 59, reducing to Ø100mm Reinforced Concrete within the verge of Lots 110, 78 and 100.
- Chester Avenue (Southeast boundary)
 - Ø150mm RC reticulation main within both verges.

Currently the existing services for the buildings fronting Waverley Street would not likely be suitable for the proposed development intent. Given the demand and proposed intent of the ultimate development, which would include an include an aged care facility, it is expected that an upgrade to the surrounding Water Corporation infrastructure and the establishment of a new service to the premises. A Ø150mm reticulation main along the Waverley Street frontage to the development would likely be required to satisfy fire servicing requirements for such a mixed-use premises.

BYDA indicate that Alexander Drive and Grand Promenade currently have existing potable services to all lots. No fire connections are existing, however it is expected that Lots fronting Alexander Drive and Lots 59 and Grand Promenade would be able to be serviced with the Ø150mm fire connection adjacent to the boundary, with standard headworks to apply. However, if a fire connection would be required for Lot 78 and 100, it is expected that an extension of the Ø150mm main fronting Lot 59 to the site would result.

Furthermore, Water Corporation mapping indicates a dead Ø100 RC pipe that traverses' northeast to southwest through the center of the site, on an alignment to that of Waverley Place. It is anticipated that the commercial development may expose this service; therefore, it would be advisable to consider the complete removal or capping of this pipe.

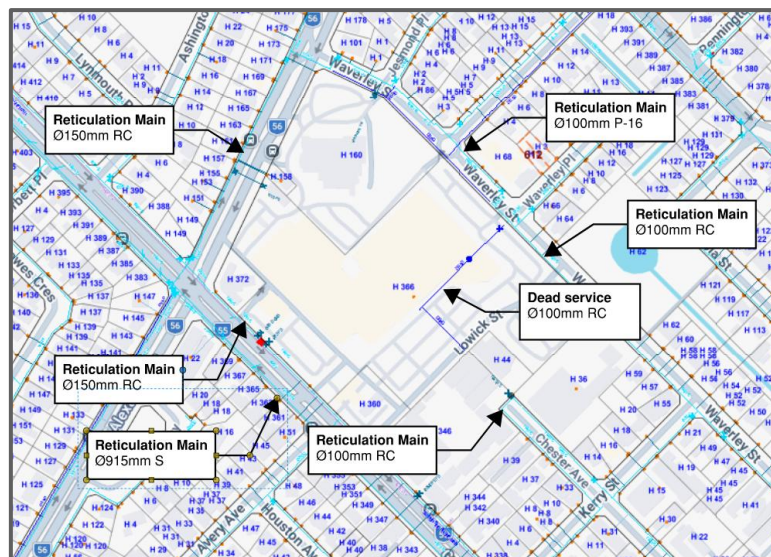


Figure 9 - Water Corporation water network mapping (ESInet)

The Water Corporation have provided advice to confirm in order to service the expansion site with an appropriate fire service, a Ø150mm reticulation main, involving an approximate 340m extension from The Strand's 220RC water main to the proposed development is required. The Water Corporation has indicated that the extension route would nominally be along Waverley Place, traverse Crown Land managed by the Water Corporation, to Pitt Street and subsequently connecting to the 220RC main within the western verge of The Strand. Final alignment of such extension would be subject to detailed design and negotiation.

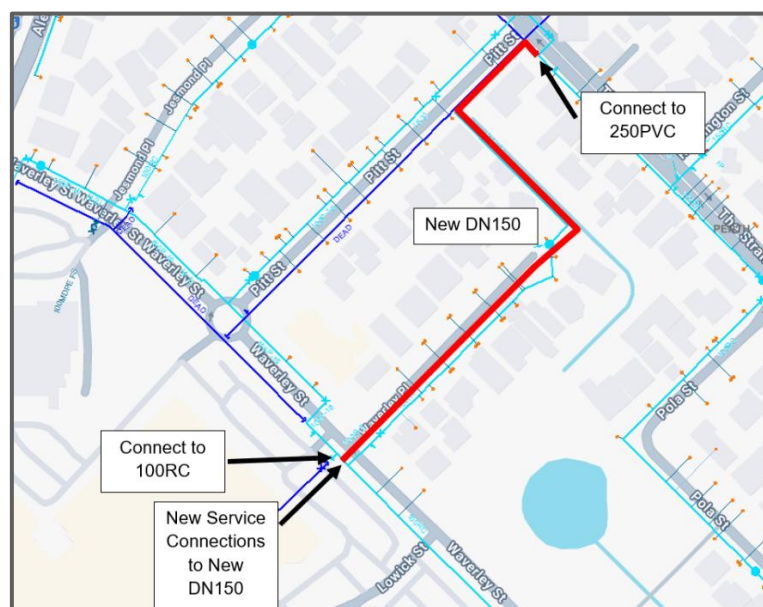


Figure 10 - Water Corporation initial water servicing advice

It is anticipated that the proposed development can be adequately serviced with potable water and fire connections through the existing Ø150mm water mains surrounding the site and extensions where required. A hydraulic consultant will be required to assess each individual building within the development site at the time of future development in order to review the water pressure and flow within the existing water mains to verify capacity to support.

4.4 Gas

A Before You Dig Australia (BYDA) search has indicated that there is existing gas infrastructure within the adjacent road reserves.

- Waverley Street (Northeast boundary)
 - Ø50mm PVC distribution pipe (MAOP 7kPa) located within the northeastern verge.
- Alexander Drive (Northwest boundary)
 - Ø250mm Steel distribution pipe (MAOP 1900kPa) located within the northeastern verge.
 - Ø100mm PE distribution pipe (MAOP 7kPa) located within the southeastern verge.
- Grand Promenade (Southwest boundary)
 - Ø80mm PVC distribution pipe (MAOP 7kPa) located within the northeastern verge
 - Ø100mm PE distribution pipe (MAOP 7kPa) located within parts of the southwestern verge.
- Internal
 - Ø80mm PVC service within Lot 110.

Colliers believe that if the site required gas servicing, it would expect that the service passing the development on Waverley Street would not provide adequate capacity if servicing was needed. If required, it would be likely an extension around 200m north to Alexander Drive where a Ø110mm PE exists within the southern verge. Based on the available gas mains, it is expected that the remainder of the proposed development would be supported with the existing Lot connections and external network.

4.5 Electrical Power

A Before You Dig Australia (BYDA) search has provided data on Western Power infrastructure within the adjacent road reserves as follows:

- Waverley Street (Northeast boundary)
 - HV 11kV underground powerline within the southwest verge.
 - LV 415V underground powerline within the southwest verge.
 - LV 415V overhead powerline within the southwest verge.
 - Electrical Transformer (WAVERLEY) within Lot 70.
- Alexander Drive (Northwest boundary)
 - HV 132kV overhead powerline within both verges.
 - LV 415V underground powerline within both verges.
 - LV 415V overhead powerline within the northeast verge.
- Grand Promenade (Southwest boundary)
 - HV 132kV overhead powerline within northeast verge.
 - HV 11kV underground powerline within both verges.
 - LV 415V underground powerline within both verges.
 - Electrical Transformer and switch gear (356 GRAND PROM) within Lot 100.
- Chester Avenue (Southeast boundary)
 - 2 x Electrical Transformers (370 GRAND PROM 1&2) within Lot 110.
- Internal
 - Electrical Transformer (WAVERLEY) within Lot 70.

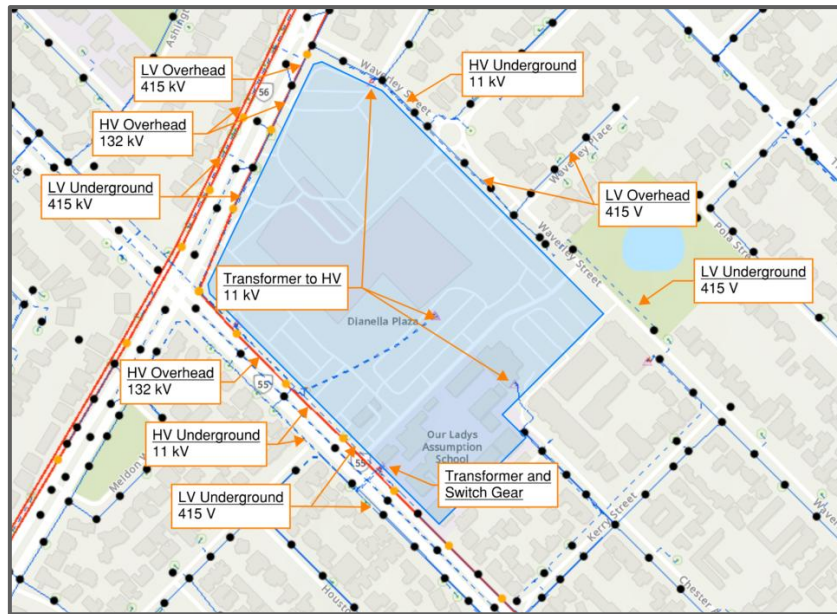


Figure 11 - Western Power mapping

To facilitate the proposed multi-storey, mixed-use residential and commercial development along the property boundaries, clearance requirements of the surrounding overhead power lines is to be considered. Western Power require clearance from any works to overhead powerlines, with a minimum of 1m for low-voltage lines and 3m for high-voltage infrastructure. Furthermore, any construction works occurring within 3m of cables 33kV and above necessitate permits and authorisations from Western Power. Because the proposed building footprints abut the property boundaries along Alexander Drive and Grand Promenade, they are likely to encroach upon this 3m danger zone. To mitigate this constraint, the undergrounding of these electrical services is recommended; this approach not only ensures regulatory compliance but also eliminates visual obstructions, thereby enhancing the overall aesthetic appeal and streetscape of the development. If powerlines were to remain, vertical clearance should be considered for future loading dock routes that will facilitate access for delivery vehicles. A survey of the power line elevations, including any sags and pole connection points, will be necessary to assess the implications for future civil design.

In addition to the power line clearances, an asset conflict exists opposite the Waverley Place intersection, where an overhead power pole is structurally supported by a stay wire anchored directly within the existing carpark. The impact to the building footprint is unknown, however, if not directly within the building footprint, it is likely that the construction process may be impacted due to its location and will need to be considered.

The Western Power Network Capacity Mapping Tool indicates that the development area is fed by the Morley (MO) substation region and that the remaining capacity (2025) on the network is between 15 to 20 MVA. The site demand can be estimated to be 6.7MVA, based on an area of 30,245m² retail/commercial with a demand of 140VA/m² and 619 residential dwellings with demand of 4kVA per dwelling.

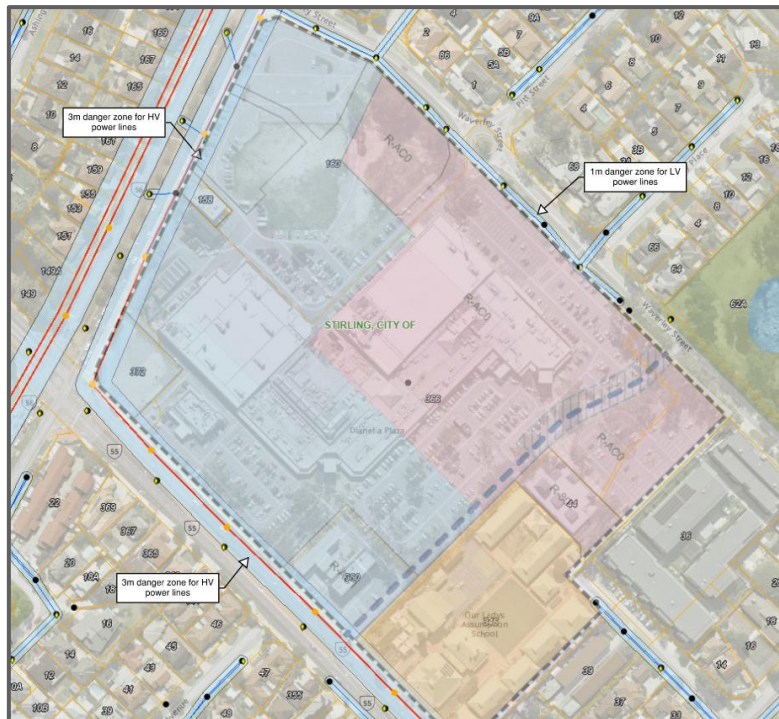


Figure 12 - Western Power danger zone mapping (Wester Power)

An appointed electrical consultant will be required to confirm if any potential Western Power upgrades are required to facilitate the capacity required for the proposed development. Communication with Western Power will be required regarding the sourcing of additional grid capacity for the development site.

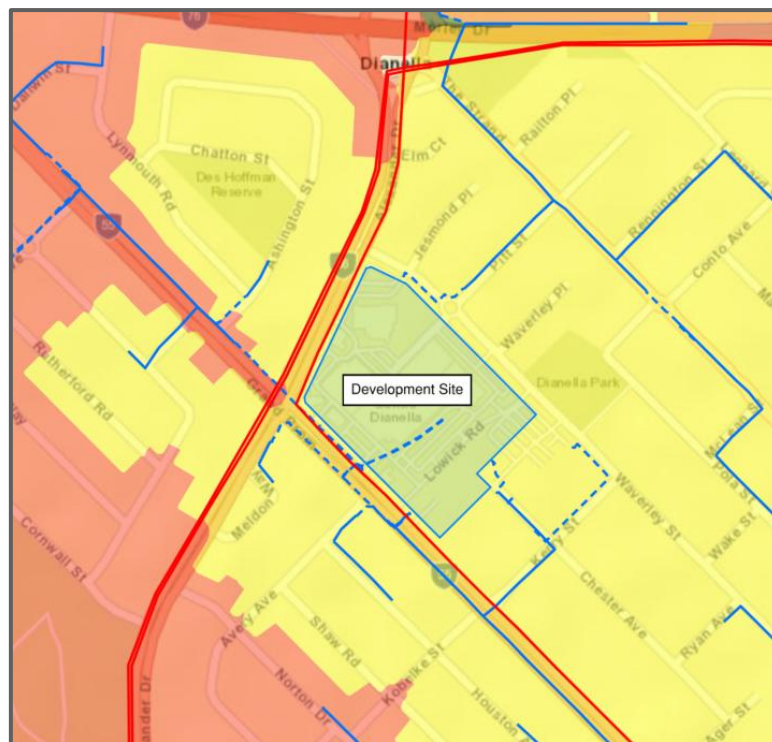


Figure 13 - Western Power capacity mapping (Western Power)

4.6 Communications

A Dial Before You Dig investigation indicates that there is existing communications infrastructure within the vicinity of the proposed redevelopment as below:

Telstra

- Mains cable pit and pipe network located within northwest verge of Alexander Drive.
- Mains cable pit and pipe network located within southwest verge of Grand Promenade, with a connection to Lots 100 & 110.
- Mains cable pit and pipe network located within Chester Avenue, with a connection to Lot 100.

NBN

- Pit and pipe network located within all road reserves surrounding the site.

Optus

- Pit and pipe network located within the southwest verge of Waverley Street and the northeast verge of Alexander Drive.
- Lot connection to the northeast boundary, with an estimated alignment with Waverly Place.

Although there is adequate NBN pit and pipe network within the surrounding road reserves, capacity to support the 619 residential dwelling and retail/commercial premises would need to be investigated.

Communications mapping illustrates that there are several minor and major manholes located within proximity site boundary which will require protection during construction. With the development intending to use the existing access points throughout the site, it is not expected that such pit would be affected. We note that communication manholes cannot be located within pavements, including crossovers, and therefore should a proposed crossover clash with an existing communication asset, the relocation of the communication asset will be required. However, consideration of widening any of these driveways would be required as to not introduce the requirement for costly relocation of communication assets.

Based on available service mapping, several minor and major telecommunications manholes are located in close proximity to the site boundaries, which would require protection during construction phase. Because the development intends to utilise the existing site access points, impacts on these service pits are expected to be negligible under the current layout. However, telecommunications manholes should not be located within trafficable pavements, including vehicle crossovers. Should any proposed crossover conflict with an existing telecommunications asset, relocation of the utility infrastructure may result in relocation costs. To avoid these such costs, any proposed widening or modification of the existing driveways should be designed with consideration clearance from existing communication assets.

4.7 Stormwater Drainage

A Before You Dig Australia (BYDA) search has provided data from the City of Stirling, identifying stormwater structures within the site. The existing stormwater network can be summarised as:

- Ø225mm RC Lot connection to Lot 110, fronting Alexander Drive
- boundary and two connections from the Waverley Street boundary. BYDA provided City of Stirling's stormwater mapping, which indicated that the Alexander Drive connection discharges northwest via a Ø225mm RC stormwater pipe to Lot 232, Ø300mm RC stormwater main within the southwest verge of Waverley Street, extending 65m from the Pitt Street roundabout, increasing to Ø600 for a further 55m before diverting east into the Waverley Street compensation basin.
- Grated drainage pit and manhole along the northeast boundary, discharging into the Waverley Street stormwater main 15m north of Waverley Place via a Ø450mm RC pipe connection.
- 2 x Grated drainage pits along the northeast boundary, discharging into the Waverley Street stormwater main 35m south of Waverley Place via a Ø450mm RC pipe connection.
- 30m of stormwater pipe (unknown size) extending 30m into the site from the southeast boundary, aligned 10m offset with the northeast boundary.

A feature survey by Jurovich Surveying (12 April 2024) and City of Stirling mapping indicate that site runoff currently discharges into the Waverley Street network and Water Corporation compensation basin. While the internal pit and pipe configuration requires further investigation to confirm interconnectivity, roof catchment currently routes through the existing carpark network.

Historically, Lot 110 has utilised lot connections to discharged stormwater to the City's surrounding stormwater network, one connection from the Alexander Drive boundary and two connections from the Waverley Street boundary. BYDA provided City of Stirling's stormwater mapping, which indicated that the Alexander Drive connection discharges northwest via a Ø225mm RC stormwater pipe to Lot 232, while the boundary fronting Waverley Street discharges east via two separate Ø450mm RC stormwater pipes located both north of and south of Waverley Place (IL 25.89 & 24.48m AHD respectively) to Waverley Pola Reserve, and via a Ø375mm ASB stormwater pipe (IL 24.24m AHD) to Waverley Pola Reserve after passing through a junction pit within the neighbouring Lot 888.

City of Swan mapping also not that within Lot 110 where the proposed Stage 2A & 2B building are to be located, parts of the existing internal drainage stormwater piping consists of potential Asbestos Containing Material (ACM). As such, the development would require these internal drainage networks to be removed and augmented to provide a compliant stormwater network. According to Jurovich Surveying's Underground Utility Investigation (2 April 2024), materials of the internal stormwater network that was identified consisted of reinforced concrete and PVC materials. An asbestos management plan would be required for demolition of any drainage structures that would be found to be of ACM, compliant with Work Health and Safety Act (2020).

Where the Dianella Plaza carpark is found to share a pit and pipe network with the subject site to attenuate towards the City of Stirling's stormwater network, it is likely that augmentation of the existing stormwater network would be required. Correspondence from the City of Stirling provided comment on relocation of any such connection points, specifically;

'Additionally, any of the City's pipes within the lot which may be affected by works, will need to be either relocated at the applicant's expense or protected throughout the duration of works. A pre and post inspection of these assets will be required.'

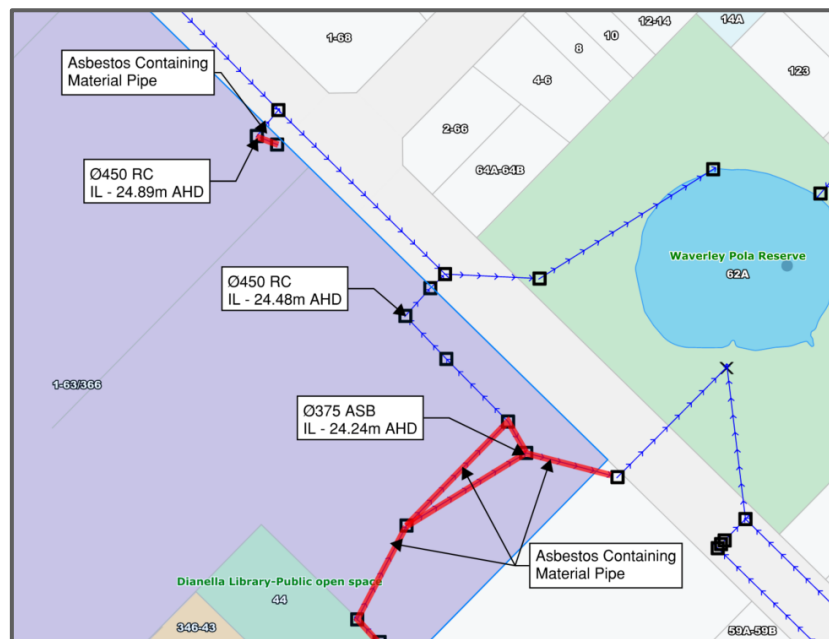
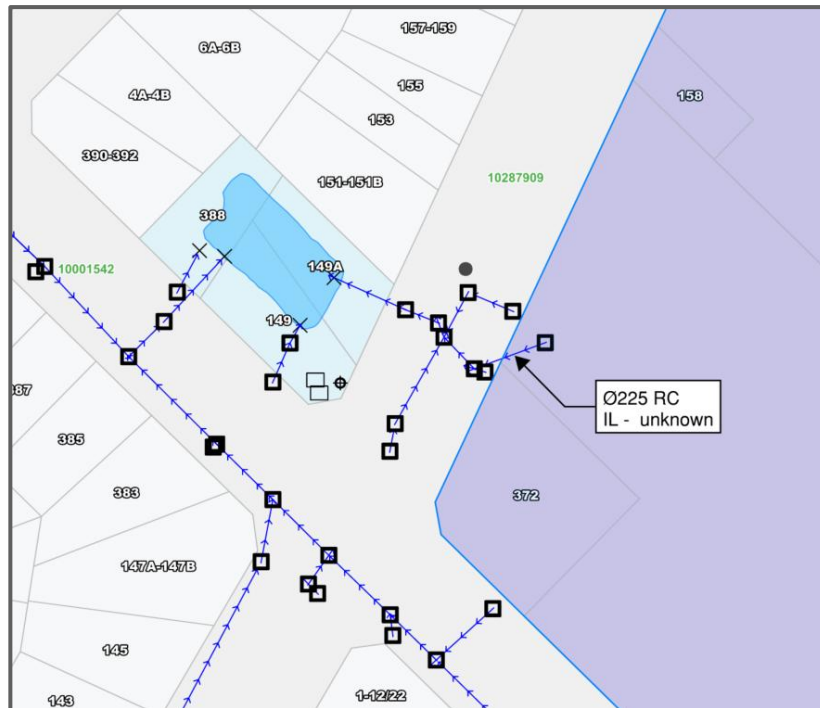


Figure 14 - City of Stirling stormwater network mapping (COS)

Following recent discussions, the City has agreed to allow the proposed development to retain its existing Lot connection discharge to the City's external network for developments fronting Waverley Street within Lot 110. This is conditional upon implementing environmental controls to treat the first 15mm of hardscape runoff via bio-retention basins. Roof runoff from the development would be considered clean of nature and not require treatment within these bio-retention basins. As the proposed undercroft level for Stage 2 is to be 25.29m AHD, an overland flow path or gravity connection may not be achievable to connect to the surrounding stormwater network. If not achieved, an impervious storage system would likely be required beneath the car park due to the expected groundwater being at 24m AHD, to mitigate the risk of trapped water within the undercroft and drainage system. This would also require a mechanical pumping aid to discharge any water ingress that may enter the area.

Based on the sandy soil geology, groundwater table and discussions with City of Stirling for Lot 110, it is anticipated that stormwater management of the first 15mm onsite on site would be required via the use of shallow depressions in the surrounding landscape areas to treat runoff from carpark and internal roadways, with larger events to discharge into the City's network via the pre-existing Lot connection. City of Stirling would require a compliant Drainage Management Plan (DMP) to be approved during the DA design phase.



Lot connections for remaining lots would not be accepted by the City, where separation to groundwater and infiltration opportunities are expected to be achieved. The City of Stirling would require the stormwater system within these stages to cater for a 5% AEP. If the site cannot provide overland path to the City's road reserves, the development would be required to increase the containment to cater for a 1% AEP critical event. Developments exceeding two storeys typically require a comprehensive Drainage Management Plan (DMP) to meet the City of Stirling's On-Site Stormwater Drainage Criteria.

5 Conclusion

This site servicing report outlines the likely geotechnical conditions and services supporting the proposed development site. Colliers confirm that the site is accessible and can be service via local upgrades of the existing sewer, water and communication services.

It is recommended that further groundwater monitoring throughout all seasonal conditions should be undertaken to provide actual maximum groundwater levels within the site. Current geotechnical groundwater measurements may not reflect seasonal highs and have the potential to impact underground services, with groundwater mapping indicating a level of 23.5 and 24m AHD. As the site is expected to use infiltration methods for stormwater catchment, separation of any below ground drainage structures needs to be considered.

The current gas service passing the site is not expected to have adequate capacity if servicing the site is intended. If gas servicing is required, it would be expected that an estimated 200m to Alexander Drive Ø110mm PE gas main would be required but would be subject to ATCO gas advice.

Overhead powerlines adjacent the Alexander Drive and Grand Promenade fronting boundaries may be impacted by Wester Power's dander zone, that indicated would interfere with buildings that about these boundaries. For this reason, undergrounding of these services may be considered, as it may also mitigate visual obstructions and enhance the aesthetic appeal of the development.

NBN provide a pit and pipe network within the surrounding road reserves, however it is recommended that the capacity to support the 619 residential dwelling and retail/commercial premises should be investigated further. Design of access and services should also consider the location of significant communication pits as to mitigate relocation and augmentations costs of the existing network.

Water Corporation have provided initial advice to provide a suitable fire service to the ultimate mixed-use intent of the development. This would require an estimated 340m of DN150, extended from The Strand, northeast of the site to Waverley Street.

Discussions with City of Stirling has indicated that the current stormwater management method of a lot connection to discharge into the City's surrounding network for Lot 100 will continue to service the overflow of the southeast and northwest portions of the development. This would be conditional on design and treatment of stormwater onsite prior to discharge. There is potential that an underground impervious stormwater storage and mechanical pumping aid would be required to facilitate discharging of trapped water within the undercroft, which is at a lower level to than that of the surrounding stormwater network. Stormwater lot connections are not expected to be accepted by the City for the remainder of the development stages and pad sites, which have greater separation to groundwater. Management of stormwater onsite would be required, that would be in line with the City's stormwater management guidelines.