

Project: Midland Gate - Cale Street Dining Precinct

Project No: 31252654

To: CBRE

Date: 14 April 2026

From: Gary Sollitt

RE: Stormwater and Servicing Assessment (Development Application)

1. Introduction

This memorandum has been prepared to provide a preliminary civil engineering assessment of stormwater management and servicing constraints associated with the proposed Cale Street Dining Precinct upgrades at Midland Gate Shopping Centre.

The proposed works generally comprise the removal of six (6) standard and one (1) ACROD existing on-street parallel parking bays and replacement with pedestrian areas, landscaping and associated public realm improvements within the existing streetscape.

This assessment has been prepared to support the Development Application and is based on concept design information. Detailed design will be undertaken at a subsequent stage.

2. Stormwater Management

The proposed development involves the removal of existing sealed parking areas and the introduction of increased landscaped and pedestrianised surfaces.

Accordingly, the development is expected to result in a net reduction in impervious area relative to the existing condition.

On this basis:

- post-development runoff rates are anticipated to be equal to or less than existing conditions; and
- no adverse impact to the capacity or function of the existing minor drainage system is expected.

Stormwater runoff is expected to be managed via surface grading to the existing road drainage system within Cale Street.

It is assumed that detailed design will ensure:

- positive drainage is maintained away from adjacent building interfaces; and
- no localised ponding or surcharge occurs within pedestrian areas.

Confirmation of existing surface levels and drainage flow paths is subject to a detailed feature and level survey, which will inform the detailed design phase.

At this stage, no significant modification of existing drainage infrastructure is anticipated.

3. Existing Services and Constraints

Available information indicates the presence of the following Water Corporation assets within or adjacent to the existing parking verge area:

- DN500 steel water distribution main; and
- DN375 sewer main.

These assets are understood to generally align within the existing on-street parking bay zone.

The proposed development will be required to:

- maintain appropriate horizontal and vertical clearances to existing Water Corporation infrastructure; and
- avoid the placement of permanent structures within asset protection zones, including footings, retaining elements, or deep-rooted vegetation.

Detailed design will incorporate appropriate offsets and protection measures in accordance with Water Corporation requirements.

No relocation or modification of existing Water Corporation assets is anticipated at this stage.

4. Conclusion

Based on the above, the proposed development:

- is expected to reduce overall impervious area and therefore will not increase stormwater runoff;
- can be accommodated within the existing road drainage system, subject to confirmation at detailed design stage; and
- is not constrained by existing Water Corporation infrastructure, provided standard clearance requirements are maintained.

No significant civil servicing constraints have been identified that would preclude the development proceeding at Development Application stage.

5. Limitations

This memorandum is based on concept design information and limited available servicing data and represents a preliminary assessment only.

Further investigation and detailed design, including confirmation of levels, drainage behaviour and service locations, will be undertaken following receipt of survey and service information.

Yours sincerely

Stantec Australia Pty Ltd



Gary Sollitt
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