

Appendix E

Engineering Infrastructure Report (Tabec)

RIVERMARK LAND HOLDINGS PTY LTD
RIVERMARK AREA 4 STAGE 1
Engineering Infrastructure Report
SEPTEMBER 2025

CLIENT: RIVERMARK LAND HOLDINGS PTY LTD

PROJECT: 2419 – RIVERMARK AREA 4 STAGE 1

TITLE: RIVERMARK STAGE 4 ENGINEERING INFRASTRUCTURE REPORT

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1 INTRODUCTION

Rivermark Land Holdings Pty Ltd is proposing to redevelop part of the Rivermark Area 4 in Viveash and Middle Swan (the Site). The following report provides a broad overview of the existing conditions and engineering advice on the capability and possible future infrastructure requirements of the site to support the proposed development. The report has been prepared for Rivermark Land Holdings to support the planned Metropolitan Regional Scheme (MRS) amendment for a portion of the site and assist with their Local Structure Plan (LSP) for the proposed development.

This report has been prepared in support of the first stage of the residential development, known as Stage 1 - Area 4. The 14.4ha portion of Area 4 is estimated to yield approximately 219 residential lots. Stage 2 of Area 4 will be subsequently rezoned and structure planned as part of a future application.



Figure 1 – Area 4 Stage 1 Structure Plan (studioCFM, October 2025)

The investigation and preparation of the report is mainly based on preliminary advice from the various service authorities. The information is current as of September 2025 and is subject to change as development proceeds around the site.

2 THE SITE

2.1 Site Description

The Rivermark Area 4 is located about 17km northeast of the Perth CBD within the City of Swan that has operated for nearly 75 years as a clay extraction and brick manufacturing facility.

The Rivermark Area 4 is generally bounded by the Swan River to the north, Bassett and Leslie Roads to the east and Eveline Road to the south and west. The sites frontage to the Swan River foreshore extends for approximately 740m and the existing residential area of Viveash is located on the western boundary.



Figure 2 – Rivermark Area 4 Site, Middle Swan (MNG Access Aerial Image, September 2025)

The majority of the site is zoned General Industrial under Local Planning Scheme No. 17. The western interface of the site, adjacent to Cranwood Crescent, has been developed as Rivermark Stages 1 and 2, with 59 residential titled lots.

Most of the site is currently utilised for the manufacture of reinforced concrete bridge beams and hence has been cleared of vegetation. A border of natural and regrowth vegetation generally extends around the perimeter of the site.

No declared rare flora species are located within the application area. However, the stand of vegetation along the Swan River foreshore within the site is identified as Bush Forever and a Threatened Ecological Community (TEC) within a portion of the site located close to Leslie Street (as part of future stage 2).

2.2 Landform / Topography

Over the many years the Midland Brick facility has operated, the natural topography across the site has been heavily modified.

Current levels across the site generally vary from 0.0m AHD along the Swan River edge up to levels of around 5.0m to 8.0m AHD in near proximity to the foreshore, to between 10.0m to 12.0m AHD along the road frontages on the southern and eastern margins of the site.

Some anomalies exist in parts of the site where there are excavations, bunds and stockpiles that have elevations up to 16.0m to 18.0m AHD although these areas are minimal in the context of the overall site area.

The north western portion of the site also contains three shallow settlement ponds which store the peak stormwater runoff from the current Midland Brick facility prior to discharging to the Blackadder Creek tributary.



Figure 3 – Topographic Survey (MNG, April 2019)

The plan below provides a colour representation of existing levels of the Rivermark Area 4.

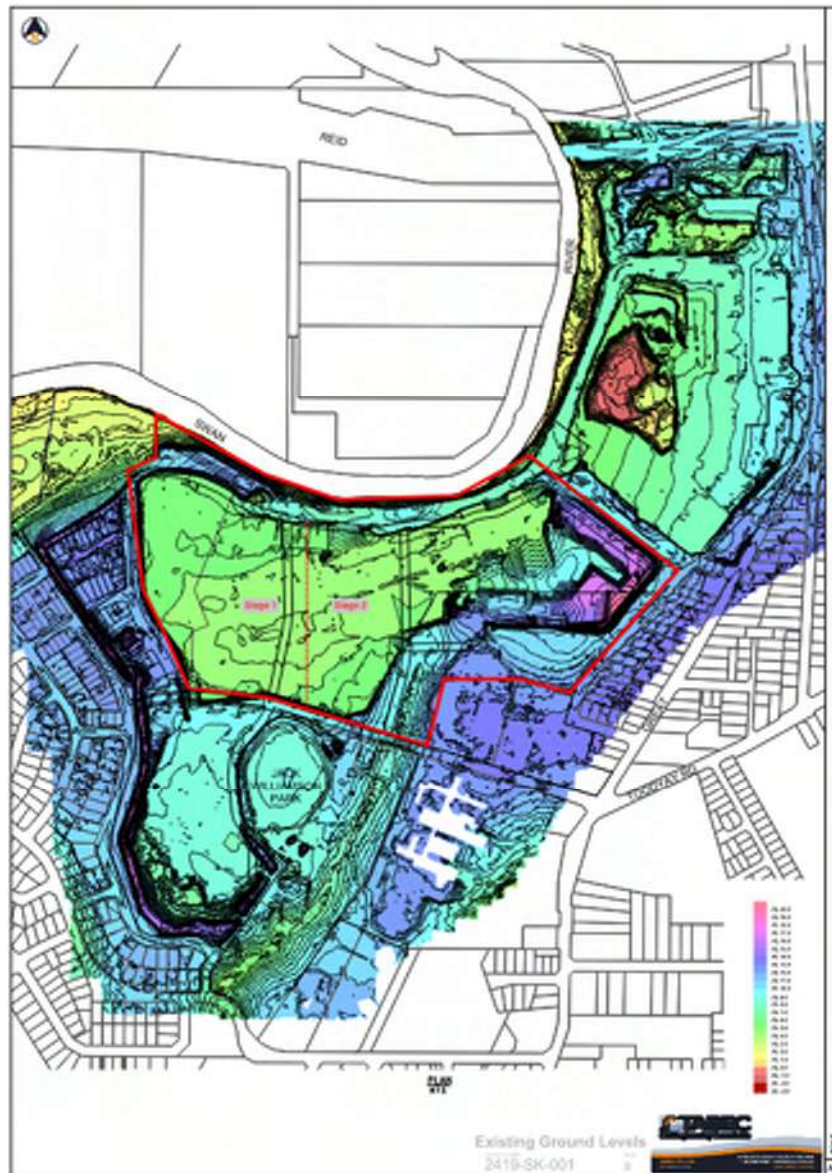


Figure 4 – Existing Ground Elevation Bands (TABEC, July 2019)

2.3 Ground Conditions

During the earlier days of brick manufacture, clay was sourced from within the site and over the years, much of the previous excavation has been backfilled and formed the subgrade for extensive hardstand areas across the site.

Much of the site is covered by hardstand or buildings/sheds. Several geotechnical investigations have been undertaken across the Rivermark Area 4 and the site, the most recent, completed by Douglas Partners.

Results of the Douglas Partners investigation are generally consistent with previous investigations that indicate that the site is generally underlain by clayey and silty soils (both fill and natural material). The encountered soils were generally very stiff to hard or at least medium dense, apart from some locations in the vicinity of the settlement ponds where a shallow layer of soft to firm sandy clay and sandy silt was encountered near the perched water level.

The existing fill is not formally controlled, albeit where encountered, was generally medium dense or very stiff to hard. The fill generally contains some minor brick fragments, and occasionally contains traces of other materials such as wood, fabric, wire, plastic, rubber and concrete.

In its present state the previously filled portions of the site would be classified as 'P' and the natural areas classified as 'M' in accordance with AS 2870-2011.

2.4 Groundwater

The Perth Groundwater Atlas (2004) indicates that the groundwater levels beneath the site ranges from 1m to 2m AHD, with groundwater flow generally in a westerly direction towards the Swan River. Groundwater levels in the Atlas are representative of typical end of summer groundwater levels and are subject to variation due to the influence of rainfall, temperature, tides, local drainage and the seasons.

Perched groundwater was observed during the Douglas Partners investigation, ranging from less than 4.4m AHD to 10.7m AHD. The higher groundwater observed at locations during the investigation is anticipated to be due to the settlement ponds in the immediate area, rather than the regional surficial aquifer. It is expected that once the settlement ponds are decommissioned, the perched groundwater in this area will subside.

Emerge Associates installed 10 groundwater monitoring bores within the Midland Brick landholding including parts of the site. Water levels in all bores were measured monthly from September 2018 to February 2019 with monitoring recommencing in September 2019 and ongoing on a monthly basis.

Based on the existing data, Consultant Hydrologist, hyd2o have calculated the estimated average annual maximum groundwater levels (AAMGL) for the Rivermark Area 4 and site which are shown below. Hyd2o also noted that perching of groundwater appears to be occurring at some bores due to their proximity to existing stormwater attenuation areas.

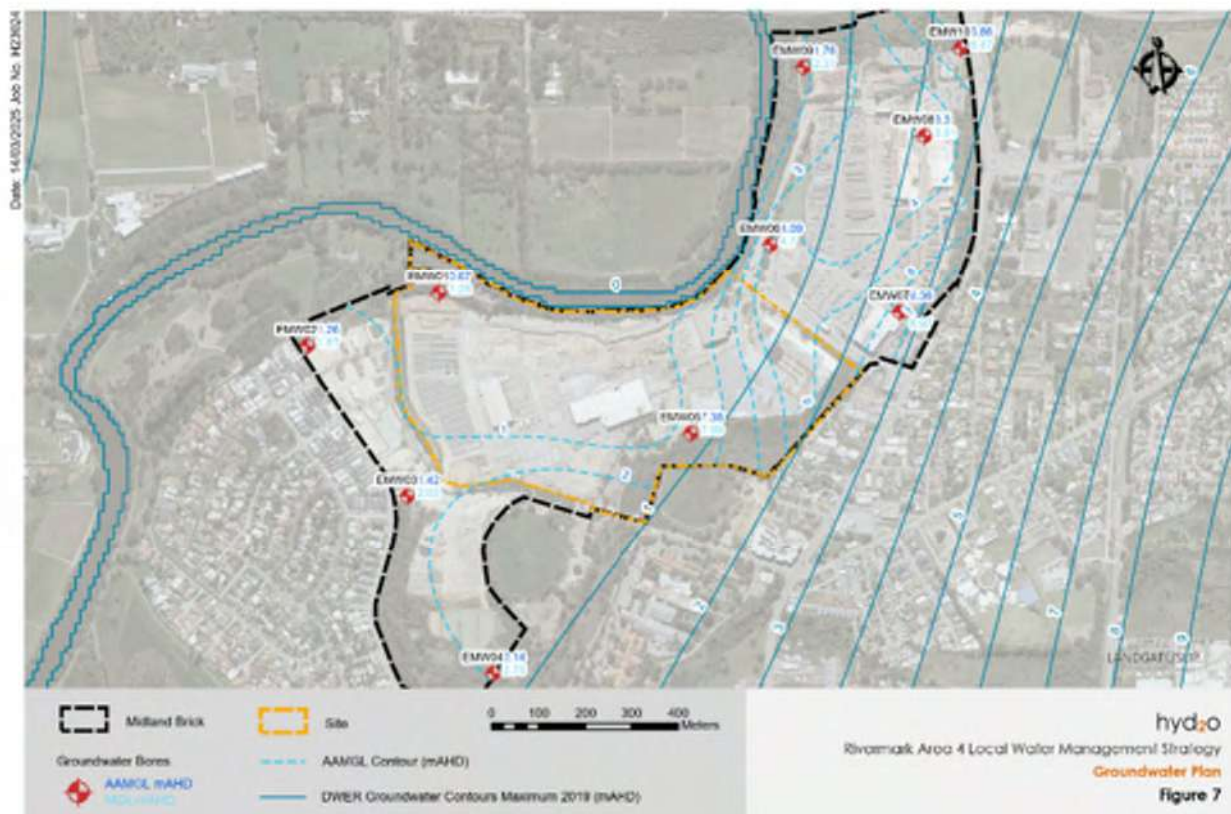


Figure 5 –AAMGL Groundwater Levels (hyd2o, March 2025)

2.5 Acid Sulfate Soils

A review of the DWER Acid Sulfate Soils (ASS) mapping indicates that the site is located in an area as having “no known risk” of ASS, however it is adjacent to an area of “high to moderate ASS disturbance risk” that is associated with the Swan River foreshore. The ASS risk mapping is provided below.

If ASS is to be disturbed, a suitably qualified environmental consultant will be engaged to conduct an investigation of the area and if necessary, prepare an ASS Management Plan. The ASS Management Plan will detail the actions to minimise and mitigate potential adverse environmental effects during the works.

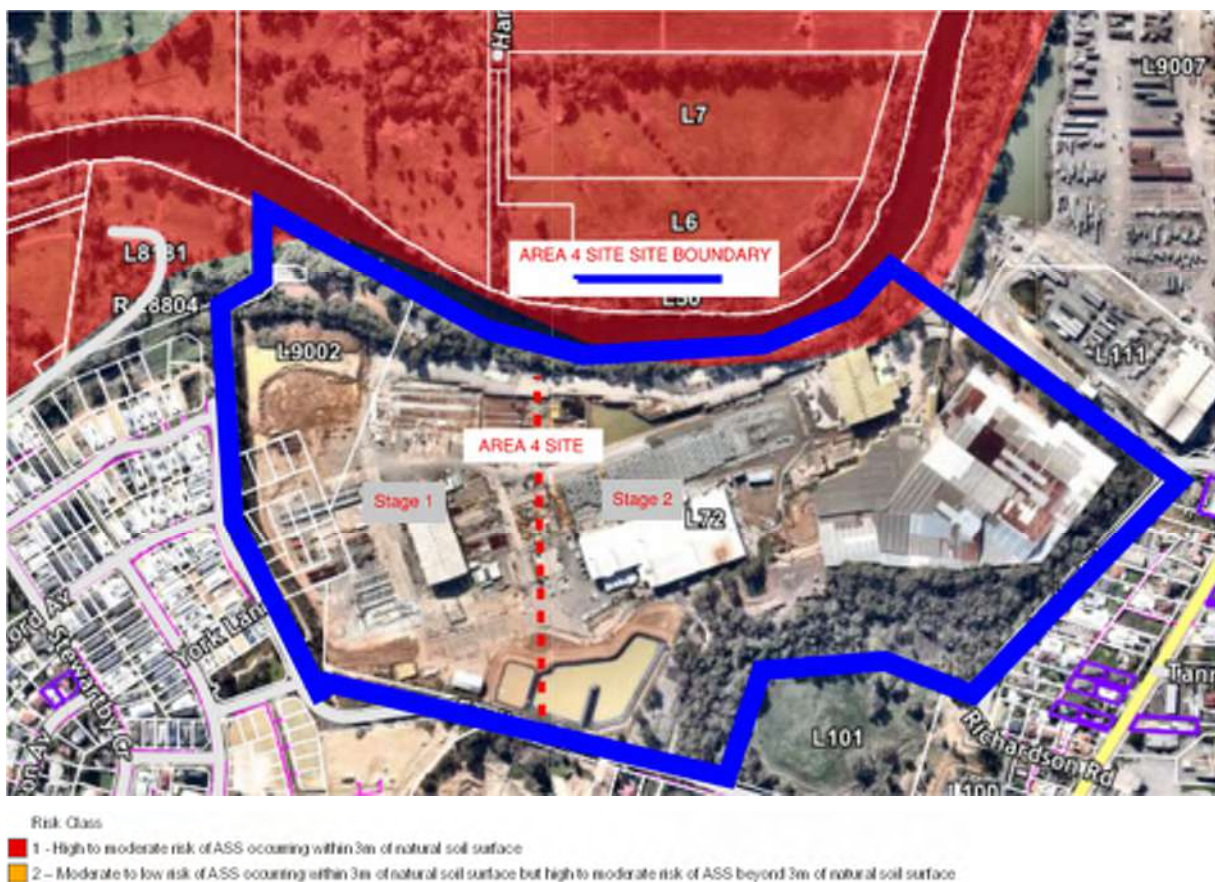


Figure 6 – Acid Sulfate Soil Risk Mapping (DWER)

3 SITEWORKS AND EARTHWORKS

Siteworks to support residential urban development will generally comprise the clearing of existing vegetation, stripping of topsoil, earthworking of the existing ground surface, compaction to areas of existing fill and import of a sand topping to facilitate the proposed form of development.

While the majority of the site is utilised for the manufacture of bricks and masonry product, there are some stands of vegetation which may ultimately impact on the concept design. One of these is along the Swan River foreshore within an area identified as Bush Forever and the other is near the Leslie Road frontage.

Given the existing soils within the site consist of material unsuitable for residential development in its current state and the geotechnical requirement for imported sand fill, limited vegetation will be able to be retained during site preparation. However, some of the more significant trees have been identified with the planning and conceptual earthworks design taking in to account these trees for retention.

Development of the site will require removal of all brick and clay stock on site as well as the demolition of existing buildings, pavements and services prior to undertaking site earthworks, servicing and roadworks to produce the desired development form. Following demolition of existing infrastructure, earthworking will take place to provide for a desired development form while addressing the engineering constraints of the site.

The clayey subgrade surface will be earthworked and shaped, before the sand is placed, to ensure no ponding of perched water occurs. Following the subgrade works, a layer of clean sand fill will be imported and placed above the clayey material to achieve the proposed finished levels and desired site classification. Earthworking of the site is also required to ensure the positive drainage of the allotments to the road and drainage reserves for disposal.

The Douglas Partners geotechnical review recommends that there is a minimum depth zone of at least 1.2m of compacted clay fill that sits below the sand topping layer. Therefore, areas where there is less than 1.2m of clay filling required below the sand layer will need to be over-excavated and recompacted. Where the excavated material has brick or other deleterious inclusions, a screening and crushing process will be required to downsize material to less than 50mm to ensure there are no voids in the future structural fill matrix.

The imported material used for filling should be a free drainage clean sand material having a fines content less than 5% and permeability greater than 5m/day to avoid the imported material having a negative impact on site drainage.

Once an appropriate level of site preparation is undertaken to address the geotechnical risk from the existing fill, compaction of the clayey subgrade and depending on the thickness of the proposed sand fill layer over the clayey soils, it is expected that the post development site classification will be "S", in accordance with AS2870.

It is anticipated that the final levels across the site will be dictated by either the fill required for improvement of the AS2870 site classification or the minimum level required to ensure adequate separation from the Guildford formation and groundwater levels. Additionally, final levels will need to accommodate interface levels with the adjacent developments and existing infrastructure. Furthermore, finished floor levels for the buildings will need to be at least 500mm above the estimated 1% average exceedance probability (AEP) flood levels.

In accordance with current market expectations flat residential allotments will generally be created. Due to the proposed earthworks strategy, stepping between allotments is likely to be achieved with the minimal use of retaining.

4 ROADS AND TRAFFIC

The site is well connected to the surrounding road network with access via Bassett Road which is currently used primarily for the delivery of clay used in the brickmaking process is located and a second access located off Eveline Road, just to the east of Jack Williamson Oval. In addition to these current access locations, the site has frontage to Eveline Road to the south and West.

Cardno have undertaken a transport assessment for the Local Structure Plan which has forecast traffic generation from the consolidated brickworks and site along with the impact on the surrounding road network. The traffic assessment suggests minor upgrades may be required.

Access to the site is proposed via the extension of Eveline Road and connection to Cranwood Crescent. The future internal connections to Eveline Road extension and the continuation of Bernley Drive will likely provide the main local distribution of traffic within the residential development.

The high-level objective for the LSP is to provide a well-connected road network for access and to develop safe, attractive streets for living.

The internal road network will be in accordance with the current IPWEA Subdivision Guidelines, Liveable Neighbourhoods and City of Swan standards. Roadworks will generally consist of kerbed and asphalted pavement.

A network of pedestrian paths will also be required as part of the subdivision to facilitate pedestrian movement throughout the development.

5 STORMWATER MANAGEMENT

Hyd2o, on behalf of Rivermark Land Holdings Pty Ltd, has prepared a District Water Management Strategy (DWMS) for the site to support the proposed MRS amendment and have prepared a Local Water Management Strategy (LWMS) to support the LSP.

The DWMS and LWMS have been prepared in accordance with the principles and objectives of Better Urban Water Management (WAPC, 2008) and following discussions with key agencies ultimately involved with its implementation including the City of Swan, Department of Biodiversity, Conservation, and Attractions (DBCA) and Department of Water and Environmental Regulation (DWER). Implementation of the strategies will be undertaken through the development and implementation of an Urban Water Management Plan(s) for stages of subdivision development within the site.

The site lies between two watercourses which receive stormwater runoff from the Rivermark Area 4, the Swan River to the north and a tributary of Blackadder Creek to the south. The Rivermark Area 4 also receives inflow from an approximate 10-hectare external catchment to the east of Great Northern Highway, adjacent to the proposed consolidated brickworks.

The Swan River 1% Annual Exceedance Probability (AEP) levels adjacent to the site range from 5.8m AHD at the western margin of the site rising to 6.0m AHD at the northern boundary of the Rivermark Area 4. The site is predominantly located outside the 1% AEP floodplain of the adjacent Swan River with only a minor area within the site classified as floodway and flood fringe.

Due to the presence of clay soils, infiltration is limited and stormwater is managed through offsite discharge. The Rivermark Area 4's current stormwater system comprises various storage ponds for attenuation and settlement of stormwater and a series of outlets to the Swan River and Blackadder Creek tributary.

The majority of stormwater from the Rivermark Area 4 flows to an existing sump, via a 1.8-hectare open water body, where it is then pumped to the storage ponds in the northwest of the site and Rivermark Area 4. Water then flows south along the western boundary of the site, entering a further series of storage ponds and ultimately discharging to a tributary of Blackadder Creek, in the southwest corner of the site and landholding. Major events have an outlet to the Swan River.

Flows from the roof area of the Clay Shed at the eastern extent of the site represent a separate stormwater system which discharge into a vegetated storage area behind the Clay Shed (including the TEC) and then into the Blackadder Creek tributary.

Post development, stormwater management will be in accordance with the aim of Better Urban Water Management and the requirements of the Australian Rainfall and Runoff Guide and the City of Swan.

In general, stormwater discharge volumes and peak flows are typically required to be maintained relative to predevelopment conditions. The proposed stormwater management system post development will also consider providing a reliable POS water supply scheme for the site as well as providing stormwater quantity and quality management. The proposed stormwater storage and recovery scheme will utilise treated water from frequently occurring events to recharge the underground storage for use during the summer irrigation period.

Residential lots will capture the first 15mm of rainfall for infiltration at source via soakwells or landscaped areas. During future detailed design, consideration will be given to opportunities to use this water as part of the stormwater storage and recovery scheme via lot connections.

Runoff from road reserves will be managed via a piped stormwater drainage system, with the first 15mm of rainfall being treated prior to any discharge offsite. The stormwater drainage system will be designed and constructed in accordance with Local Authority requirements.

Major event overland flow paths within the development will be directed towards the Blackadder Creek tributary or Swan River.

For areas draining to the Blackadder Creek tributary, the stormwater management areas will be required to provide stormwater storage to attenuate flows to existing levels for events up to the 1% AEP. These storage areas will be integrated with landscaped POS.

In the case of flows to the Swan River, discussion between hyd2o, DWER and DBCA have indicated the magnitude of major event post development flows to the River relative to the existing flows of the Swan River is not a major consideration as the peak times of concentration of flows from the site and the River are not coincident and therefore larger flows from the site are not considered a flood risk. Therefore, for catchments draining to the Swan River, provide 1-year (15mm) biofiltration areas located outside designated foreshore buffer areas, with all larger events permitted to discharge to Swan River via overland flow paths.

These storage areas and volumes will be determined at UWMP stage based on more detailed modelling in parallel with the engineering design.

Development levels are generally not dominated by fill requirements to achieve adequate separation to groundwater, given the proximity of groundwater levels to natural surface. However, due to the underlying impermeable soils, it is envisaged that subsoil drainage may be required within the development to alleviate the perching of groundwater from rainfall.

Subsoil drains will require a free outfall and will be treated prior to any off site discharge. The subsoil drainage network will be integrated with the piped stormwater drainage network.

6 WASTEWATER

Presently, the Rivermark Area 4 is not connected to the sewer network operated by Water Corporation. Effluent is currently treated/infiltrated by a number of standalone septic and leach drain systems that service various buildings across the site.

The proposed development is within the Water Corporation license area and all lots created will be connected to the Water Corporation sewer.



Figure 7 – Existing Wastewater Infrastructure (Water Corporation, 2025)

In accordance with current Water Corporation wastewater planning, the majority of the site falls into the catchment of the future Wexcombe Pump Station C, which is proposed to be located adjacent to Swan River, west of Bassett Road, nominally at a central point in the LSP area. The proposed wastewater pump station will also require an approximate 600m long pressure main that discharges to the existing 225mm diameter sewer in Great Northern Highway, near Bassett Road. The location of the proposed Area 4 waste water pump station can have suitable maintenance access and serviceability from Stage 1.

Headworks infrastructure is planned through the Corporation's 5-year capital investment program which provides developers the ability to service their subdivisions. If there is enough certainty of orderly growth, the infrastructure can be planned and delivered by the Corporation's capital investment program, however the timing of development is normally controlled by the Developer. As a result, the most common delivery method is where the Developer initially funds the project and is recouped by the Corporation for the cost of the works.

Previously, Water Corporation advised that its planning has this pump station to be constructed as part of their capital investment program in 2028. Should this timing be brought forward, a submission for reconsideration of the timing of the project which justifies inclusion in the 5-year capital investment program would need to be made to the Water Corporation.

For previous stages at Rivermark, Stage 1 and Stage 2, wastewater feeds into the Eden Hill gravity sewer that abuts Cranwood Crescent. This sewer is not anticipated to be available for Area 4 due to level differences.

The image below highlights the wastewater catchments.

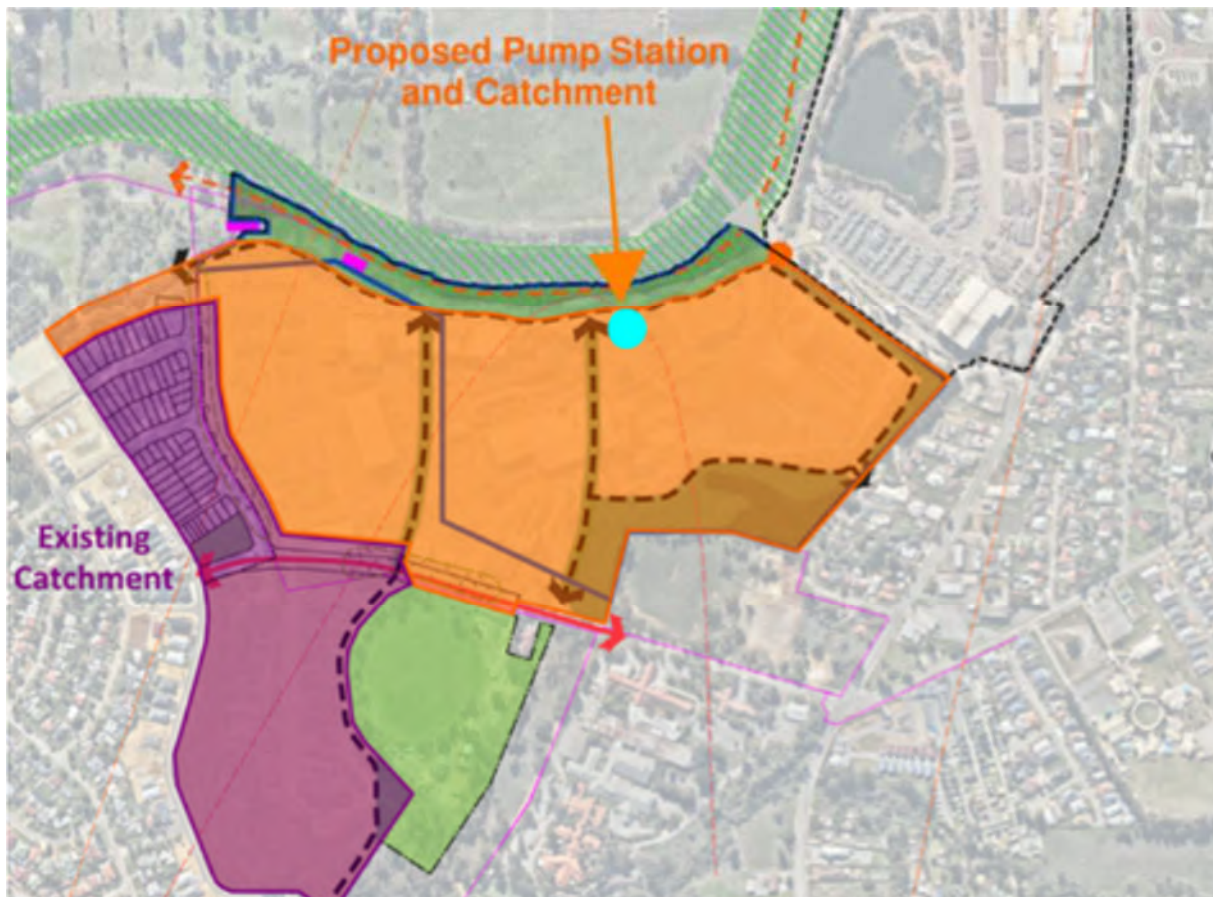


Figure 8 – Wastewater Catchments (Water Corporation, 2020)

From a development perspective, providing the site with a reticulated sewer system will be achieved through the orderly development of the site. Wastewater infrastructure will be designed and constructed in accordance with Water Corporation standards and requirements. Standard Water Corporation wastewater headworks are applicable in this area.

7 WATER SUPPLY

The site is within the Water Corporation license area and can be served via connections to and extensions of the existing water mains adjacent to the landholding.

Existing Water Corporation infrastructure in the vicinity of the site includes a 150mm diameter main in Bassett Road, 250mm diameter main in Eveline Road, 100mm diameter main in Cranwood Crescent and a 200mm diameter main traversing the site between Eveline Road and Cranwood Crescent, just north of Trent Street.



Figure 9 – Existing Water Infrastructure (Water Corporation, 2025)

The existing Midland Brick water and fire supply network within the site is intended to be removed as part of the proposed demolition works.

The extension of the existing water mains surrounding the site will provide the internal reticulation network. An internal water reticulation network will be constructed within the site to provide a service to all lots in accordance with the Water Corporation requirements. Standard Water Corporation water headworks are applicable in this area.

8 POWER SUPPLY

There is currently capacity within Western Power's (WP) broader network to service the development with their network mapping tool indicating that there is in excess of 25MVA capacity in the area which is serviced from Midland Junction WP-009 and Hadfields WP-009 substations.

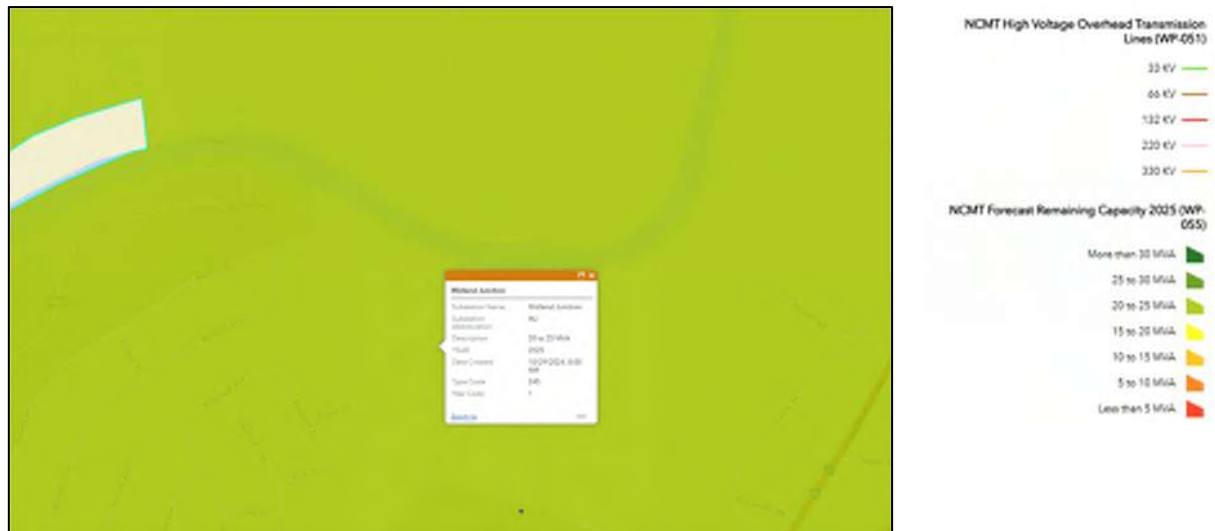


Figure 10 – Power Network Forecast Remaining Capacity (Western Power, 2025)

The WP Network Mapping indicates that Midland Junction Substation services approximately the eastern half of the site, with the Hadfield substation servicing the western half of the site.

The majority of the Rivermark Area 4 is connected to the Midland Switching Station located within the landholding at the western extent of Eveline Road. This switching station is connected to a series of 19 ground mounted and 6 pole mounted transformers within the Rivermark Area 4 that have a combined capacity of 20.7MVA. Another connection to the landholding is located off Great Northern Highway at Kiln 9 which comprises 4 transformers with a combined capacity of 5.0MVA. Therefore, the current power capacity for the Rivermark Area 4 is 25.7MVA.

Based on the Western Power UDS Manual requirements and a projected yield of approximately 456 residential lots the estimated load for the proposed residential development of the site is in the order of 2.3MVA. Given the current Midland Brick landholding capacity, this would leave in excess of 22MVA capacity for the consolidated Brickworks facility.

As part of the development process, it is expected that the existing power infrastructure within the site will be removed and it will be replaced as part of the stage construction works.

New high voltage cables will be connected to the existing infrastructure and extended through the proposed development. Within the development the high voltage cables will connect to the switchgear and transformers which will function to reduce the voltage suitable for consumer usage. Generally, this infrastructure would be located in public open space throughout the development. However, this is dependent on the staged layout for the development and will ultimately be determined during detail design.

Power will then be reticulated underground throughout the development via low voltage feeders that will extend from the transformer feeding the pillar units servicing each new lot. The provision of LV and HV interconnection to the adjoining development areas will also have to be catered for. Western

Power standard system charges and HV pool credits would be applicable to the proposed residential development.

Street lighting will also be required as part of the development in accordance with Western Power and City of Swan guidelines.

9 TELECOMMUNICATIONS

The site is within the NBN fibre to the node fixed line footprint and therefore can be serviced.

The NBN network is located adjacent to the site, within the existing residential subdivision in Cranwood Crescent and provides a connection point for an NBN compliant pit and pipe network to be extended within the proposed development.

The site would enter into an agreement with NBN (or other service provider). NBN is required to recover part of the cost of deploying the NBN network infrastructure by applying a Developer contribution charge per premises.



Figure 11 – NBN Rollout Map (NBN, March 2025)

10 GAS SUPPLY

The Midland Brick facility is a significant user of gas. Presently, gas is supplied to the site from a 100mm diameter 'lateral' pipeline off the Parmelia Gas Pipeline operated by APA. Associated with this gas supply is a pressure reducing station (PRS) located near Swan River at the western end of Kilns 7 and 8 within the Rivermark Area 4.

An easement for the new private gas connection from the APA station to the consolidated brickworks facility will be required. The easement, in favour of Midland Brick, is expected to be located along the northern edge of the site within the Parks and Recreation reserve and be 4m wide.

Atco Gas also have a steel high-pressure gas pipeline within and in near proximity to the site, along with a PRS located at the north-west corner of the site. Unlike the Parmelia 'single user' supply, the Atco Gas infrastructure forms part of a broader network. The Atco Gas pipes traverse the site through the future development and along Eveline Road and Leslie Street.

The LSP concept plan and subsequent conceptual earthworks modelling has taken into consideration the existing Atco Gas steel high-pressure pipeline such that it can remain in situ. However, it is an Atco requirement that no sensitive land uses such as aged care, child care etc. are located immediately adjacent to any HP gas pipes located within future road reserves, with any suggested amendments to this requiring further discussion with Atco Gas.

A connection to the existing Atco Gas infrastructure main will allow for a gas reticulation network to be provided to the proposed development if desired. The general arrangement is that the Developer supplies the trench and Atco Gas install the main at their cost.

A Safety Management Study (risk assessment) has been undertaken on the high-pressure APA gas pipe that runs into the north-west corner of the site, adjacent to Swan River. The high-pressure APA gas pipe is at a higher operating pressure than the Atco Gas pipe. The risk assessment has highlighted that there should be no sensitive land uses adjacent to the site and that the proposed structure plan, with a road separating the APA HP gas pipe, is considered to be acceptable.

11 SUMMARY

All required utilities are available and can be extended to service the proposed development for Stage 1.

Based on the preliminary engineering servicing review, there would appear to be no engineering or servicing constraints to the development of the site that cannot be resolved through orderly standard engineering design and construction. Significant planning has already been undertaken by the relevant authorities to support existing developments within the vicinity of the site.

AMENDMENT NO. (TBC)

TO CITY OF SWAN LOCAL PLANNING SCHEME NO.17

TO REZONE LOTS 72, 160-169, 195-198, 9002, 9010 EVELINE ROAD,
VIVEASH TO 'URBAN DEVELOPMENT' ZONE
STAGE 1 OF AREA 4 RIVERMARK RESIDENTIAL ESTATE

October 2025 | 21-743

element. | PART OF  **SLR**

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