Stormwater Management Plan

7 Sebastopol Rd

(Lot 2 & 3 TP171995)

Maryborough

MAY 28, 2026

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PREPARED FOR JCP PROPERTY PTY LTD

DRYSIDE ENGINEERING

DRYSIDE ENGINEERING (AUST) PTY LTD

DSE23034REP01

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Contact Information

Dryside Engineering (Aust) Pty Ltd

www.dryside.com.au

Melbourne, Adelaide & Casterton

ed@dryside.com.au

Project Information

Client: JCP Property Pty Ltd

Project Name: 7 Sebastopol Rd (Lot 2 & 3 on TP171995) Stormwater Management Plan

Report Number: DSE24034REP01

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Date: 28th May 2026

Document Control

Date	Version	Author	Comments	Approved
5/9/24	V01	Ed Henty	For Submission	5/9/24
6/11/24	V02	Ed Henty	Updated Following Council RFI	6/11/24
31/1/25	V03	Ed Henty	Updated layout and Flood Modelling	31/1/25
11/3/25	V04	Ed Henty	Confirmed Basin Location	11/3/25
2/6/25	V05	Ed Henty	Updated layout and Flood Modelling	2/6/25
9/7/25	V06	Ed Henty	Updated Water Quality	9/7/25
28/5/26	V07	Ed Henty	RWTs Updated to Match Architectural	28/5/26

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1. Introduction

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This report has been prepared by Dryside Engineering (DSE) on behalf of JCP Property Pty Ltd to assess stormwater management requirements for the proposed subdivision of 7 Sebastopol Rd (Lot 2 & 3 on TP171995) Maryborough. The report will form part of a development application to Central Goldfields Council.

The assessment has been conducted by experienced engineers from DSE with consideration to the existing conditions, proposed site usage and layout, surrounding drainage scheme and relevant feedback/advice from catchment management authorities.

The report considers the following elements of stormwater management relevant to development of the site:

- Stormwater Catchments and Hydrology
- Stormwater Quantity & Quality Management
- Proposed Drainage Network and Hydraulics

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1.1. Council Questions Regarding Stormwater

The following questions in relation to stormwater were raised in a Pre-Submission Meeting:

Query	**Response**
3. A stormwater management plan that responds to Clause 56.07-4 of the Central Goldfields Planning Scheme. Water sensitive urban design features may be incorporated as appropriate.	Rainwater tanks for each property and the balance of water quality treatment will occur on the south side of 7 Sebastopol Rd when that is developed as it is the same landowner.
4. In addition to the stormwater management plan, and with reference to the Concept of Flow Sketch submitted with the application, Council seeks information in relation to the following specific questions:	
a. Who will look after the internal stormwater drainage after construction?	Owners Corporation
b. How will the legal points of discharges be managed?	Incorporated into the development on the south side of 7 Sebastopol Rd
c. Where will all the overland flow and stormwater from the road go? It is noted there is currently no provision for onsite detention apart from individual rainwater tanks.	Refer to Section 7 of this SWMP
d. How will the 1% AEP be contained through the site?	Refer to Section 7 of this SWMP
e. At which locations is the open drain proposed?	Refer to Section 7 of this SWMP
f. Will the drainage apron be just an open channel or made of concrete?	Open channel with grated side entry pits with will have concrete aprons and raised grills

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January 2025 Update

The SWMP was updated in January 2025 to respond to the following Council RFIs:

Query	Response
External flows managed via hard infrastructure; hydraulic flood modelling is required to validate designs and ensure no adverse impacts on dwellings.	Modelling undertaken with results in Section 7.4
SWMP does not align with the natural land contours, leading to redirection of flows. Site-responsive design options have been previously suggested. Note NCCMA mapping that provides potential design outcome.	Modelling undertaken with results in Section 7.4 which demonstrates the site can be developed as per the development plan.
The 750mm diameter pipe and capture swale must be located within a reserve vested in Council (minimum 6m wide) to manage broader catchment flows and provide appropriate maintenance access. This reserve must be addressed by lots or road to provide appropriate passive surveillance opportunities.	Layout altered to meet this requirement
Does the 750mm diameter pipe accommodate the catchment flow, and is the road flow capacity adequate?	Modelling undertaken with results in Section 7.4 demonstrates this
Temporary sediment and treatment basins must be established on-site or secured with easements, maintenance agreements (via s173 Agreement) and works bonds, prior to SOC. The sediment and treatment basins must also be provided with appropriate landscaping treatment.	This can be a permit condition with the Temporary sediment and treatment basins being constructed on the east side of Sebastopol Rd which is the same landowner and developers
Unresolved discharge across Sebastopol Road	All flows crossing Sebastopol Rd will be managed by the downstream development which is the same landowner and developers
SWMP provided is in draft form.	This is because layouts and flood modelling for the eastern side of Sebastopol Rd (a separate development by same owners) are still in progress

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March 2025 Update

After a discussion with the North Central CMA on 11/3/25 in which they suggested that a 15m setback to the waterway/drain would probably only be enforced, the basin location on the South Eastern side of Sebastopol Rd is confirmed to be 18m from the waterway/drain. As discussed in the SWMP, this basin will be constructed at the same time as the North West side of 7 Sebastopol Rd and will be the water quality and detention for both sides of the road.

May 2025 Update

Development layout changed to be a residential village with 34 dwellings on a single lot.

Flood modelling of external catchment updated to reflect the change of dwellings.

June 2025 Update

Water quality modelling and outcomes updated to reflect the following RFI received from Council on 3/7/2025.

32. Given the increase in stormwater runoff (comparing 21 lots to the 34 lots), have the necessary modifications been made to stormwater infrastructure designs? The detention storage volume remains unchanged at 787m³ and the Storm rating inputs also appear unchanged. Further justification is required to demonstrate that the system is appropriately sized for the revised layout.

As the detention is combined with the second stage on the south side of Sebastopol Rd, this will be revisited once the stage 2 (south side) layout and development is finalized.

The water quality modelling has been updated for the 34 Lots, refer to answer for RFI 33 below.

33. The documentation refers to 8m² of raingardens being provided on the south side of Sebastopol Road to treat runoff from both sites. However, this treatment area is not shown on the design plans. Please update the plans.

The water quality modelling has been updated to reflect the 34 lots/houses and the 8m² of raingarden replaced with 8m of swale which will run from the outlet of the stage 1 draining into the basin on the south side of 7 Sebastopol Rd.

May 2026 Update

Rainwater tanks increased from 2000L to 2500L to match Architectural drawings.

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2. Site and Surrounds

The existing site at 7 Sebastopol Rd is approximately 1.006ha in size. It is currently a vacant block.

The site generally grades southeast towards Sebastopol Rd.

The site is bound by residential development to the north & east and vacant land to the south & west.

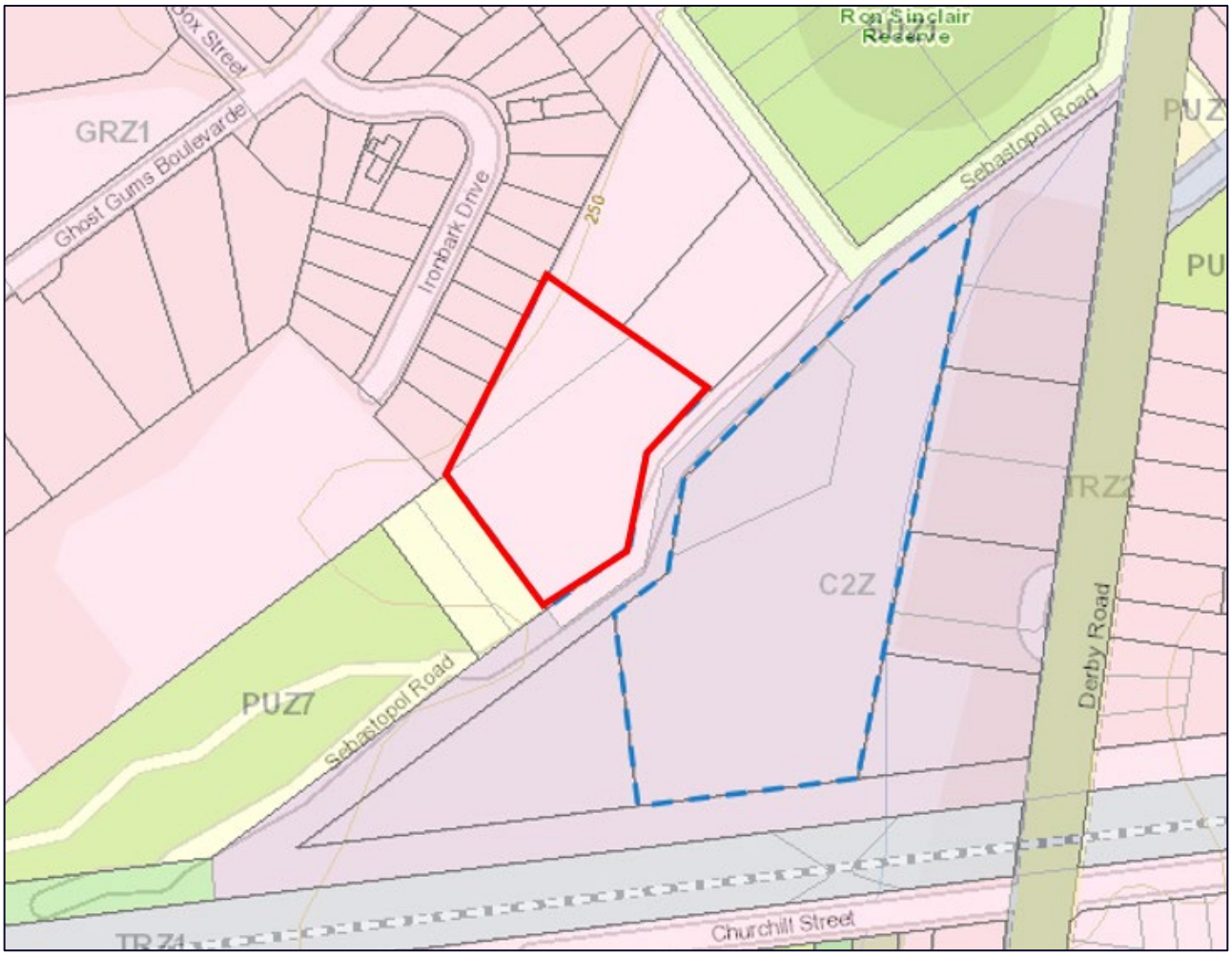

Figure 2-1 Site Location

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Figure 2-2 Site Aerial View

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3. Proposed Development

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The proposal for the site is for a residential subdivision.

Figure 3-1 shows the proposed used and development of the site. Appendix A contains full layout plans.

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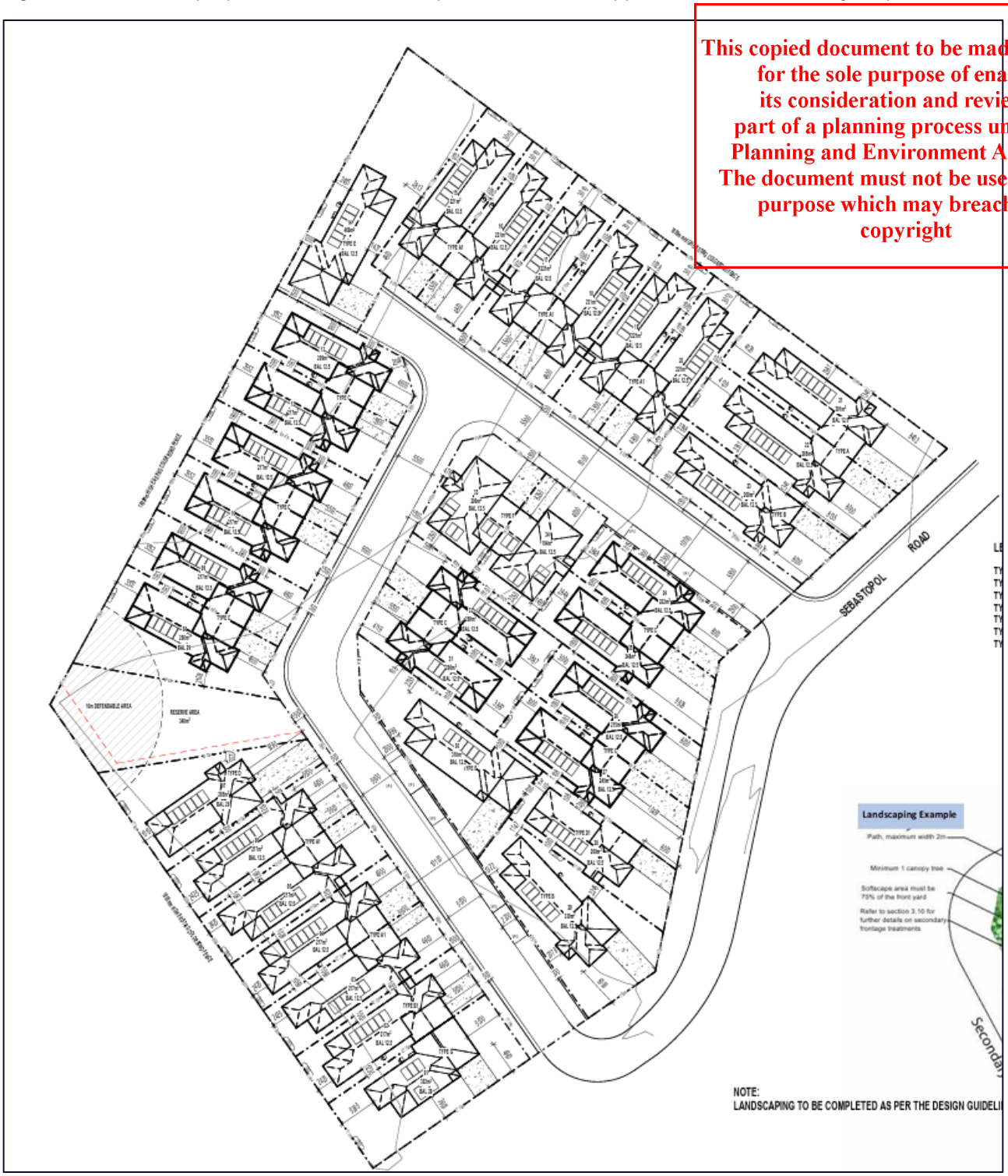

Figure 3-1 Proposed Layout

4. Proposed Point of Discharge

The proposed Point of Discharges for the site is to be the existing outlet location and proposed external flow discharge location shown in Figure 4-1.

The land on the southern side of the road is owned by the same organisation and hence they will:

- Manage the discharge locations
- Incorporate the flows into the development plan for that southern side of Sebastopol Rd

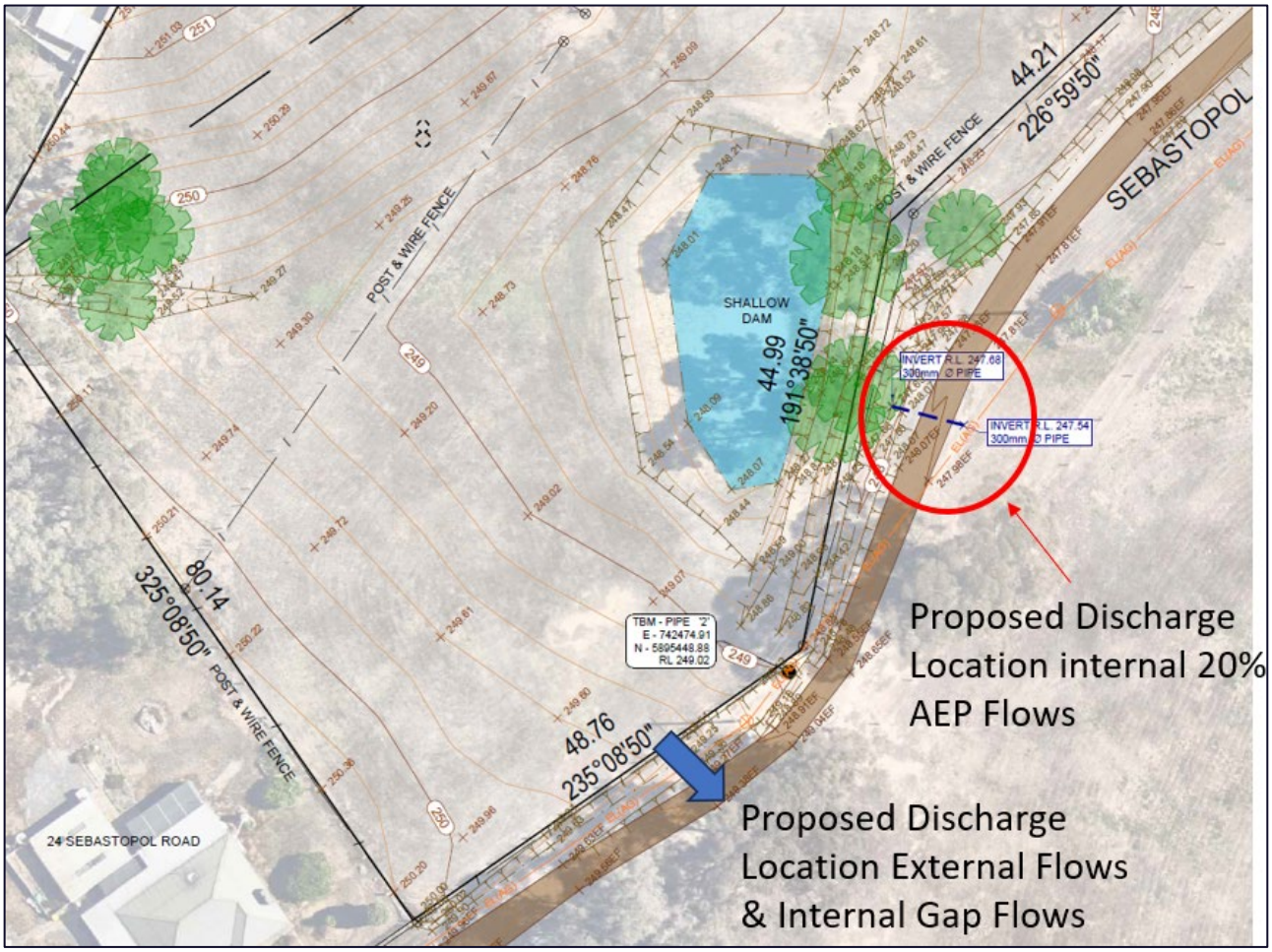

Figure 4-1 Proposed Point of Discharge

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5. CMA Advice

Figure 5-1 shows the 1% AEP Flooding associated with the site (provided by North Central Catchment Management Authority).

Refer to Section 7 for how these flows will be managed through the site.

Figure 5-1 1% AEP Event Flood Extent (NCCMA)

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6. Water Quality Treatment

6.1. MUSIC Model Set UP

6.1.1. Treatment

The proposed treatment is 2500L rainwater tanks for each Lot and 5m of grassed swale which will be located on the south side of Sebastopol Rd between the outlet and the detention basin.

This treatment train results in the development meeting 100% of the Best Practice Management Targets.

6.1.2. Model Set Up

A MUSIC model was set up to assess the impacts of the RWTs & grass swale on the Water Quality using the following parameters:

- Total development Area– 1ha
- Rainfall – Natte Yallock (081038) 1974-2010 (closest station to Maryborough with good data)
- Imperviousness – Roofs 100%/Rest of Development 55%
- Swale – 0.5m depth / 3m top width / 0.5m bottom width / 1% grade
- Rainwater Tanks – 2.5KL per house with 125L reuse per day (toilets etc)
- Set Up – Refer to Figure 6-1
- Results – Refer Table 6-1

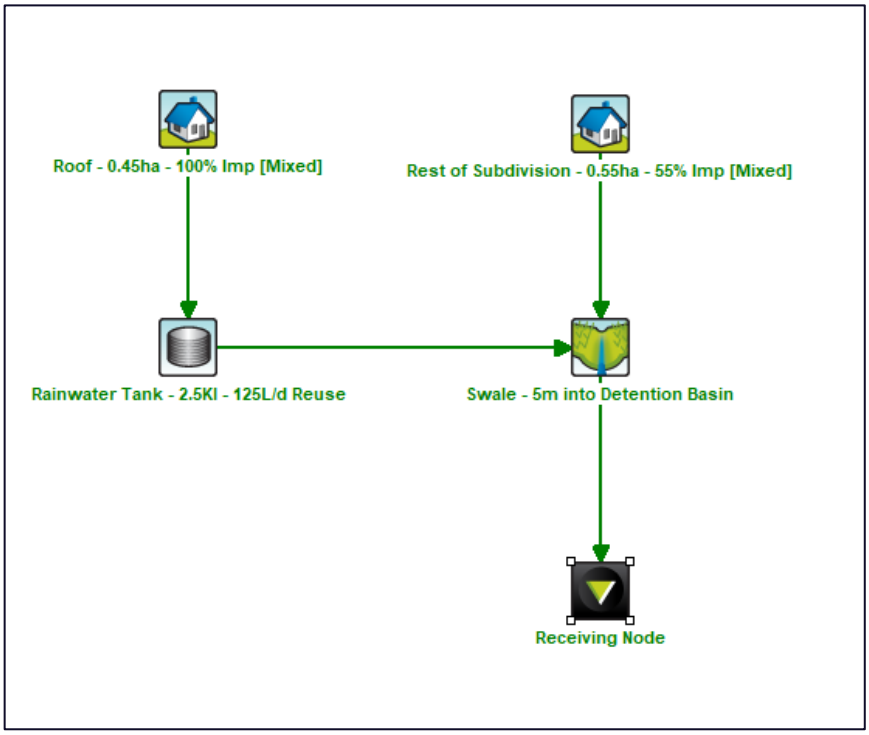

Figure 6-1 MUSIC Model Set Up

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Table 6-1 MUSIC Modelling Results

	Sources	Residual Load	% Reduction
Flow (ML/yr)	2.69	1.66	38.5
Total Suspended Solids (kg/yr)	558	77	86.2
Total Phosphorus (kg/yr)	1.14	0.321	71.9
Total Nitrogen (kg/yr)	7.77	4.19	46.1
Gross Pollutants (kg/yr)	111	0	100

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7. External Flows

7.1. External Catchments

As discussed in Section 5, there is 10.4ha external catchment to the west of the site. RORB modelling has been undertaken to assess the flows and are as follows:

- 1% AEP – 1.23m^3/s
- 20% AEP – 0.52m^3/s.

Figure 7-1 shows the external catchment and RORB model set up.

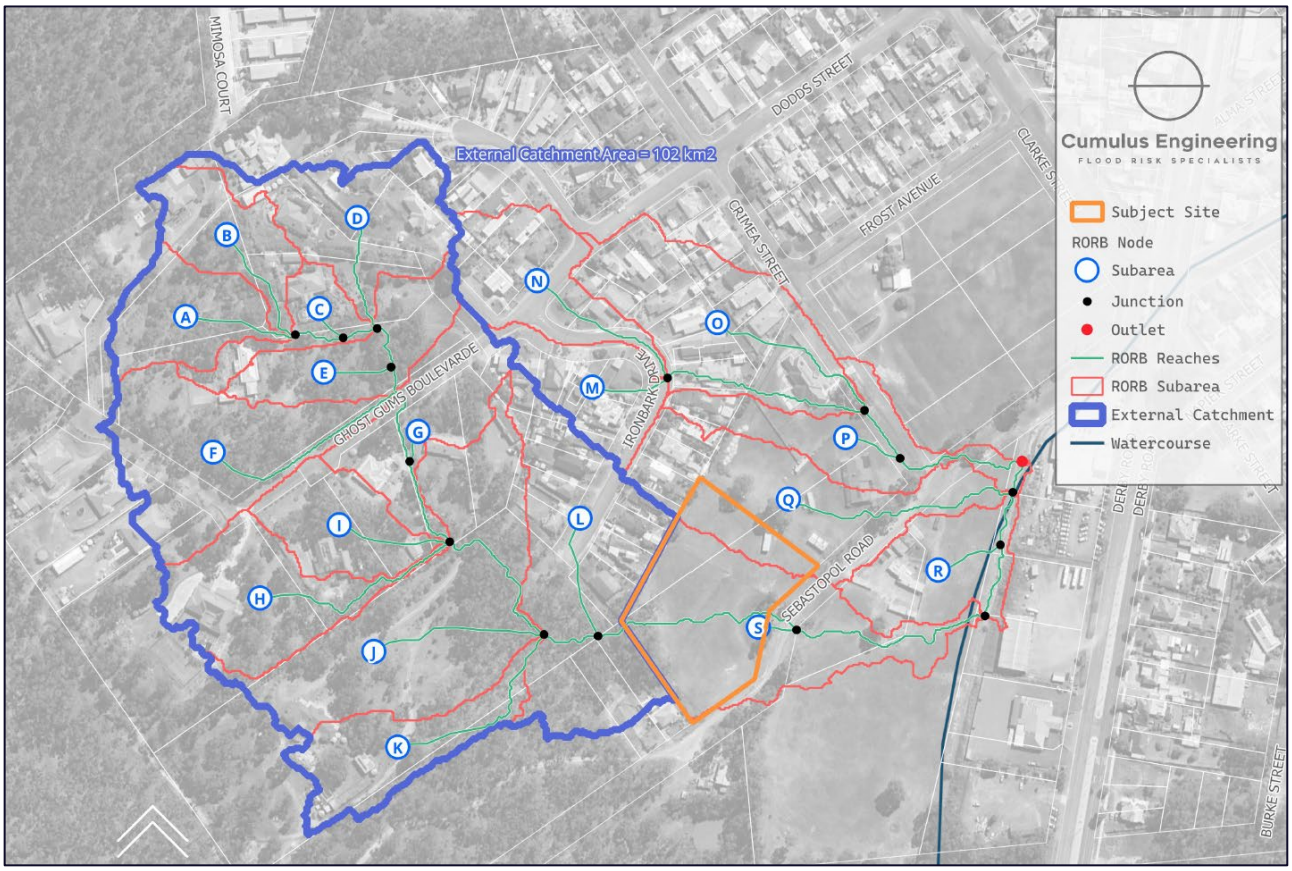

Figure 7-1 Overland Flow Paths

7.2. External Catchment Flow Management

The proposed location of the dwellings is unsympathetic to the existing flow path and hence the external flows will be managed via hard infrastructure as follows:

- 6m wide x 0.5m deep capture swale with twin 0.9m x 1.2m Raised Grille Grated Entry Pits located at the invert where the external flows enter with a 3m separation. This swale will have a grade of 1% to the south and a 500mm bund on the eastern lip
- 0.9m x 0.9m Grated Entry Pit at the start of 3m wide x 350mm deep conveyance swale (Gap Flows)
- 750mm dia RCP for 1% AEP Event flows

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- Internal Road designed to act as emergency flow path
- 500mm above design surface floor level for houses 3 to 7
- 400mm above design surface floor level for houses 1,2 and 10
- 200mm above design surface floor levels for houses 8,9,25,26,27,28,30,31,32

Flows will then follow the natural contours on the south side of Sebastopol Rd (same land owner).

Hydraulic Flood Modelling is recommended to confirm the arrangement works and break out flows do not impact proposed dwellings (note this could be undertaken when modelling is undertaken for the south side of Sebastopol Rd.

Figure 7-2 shows the proposed flow management set up.

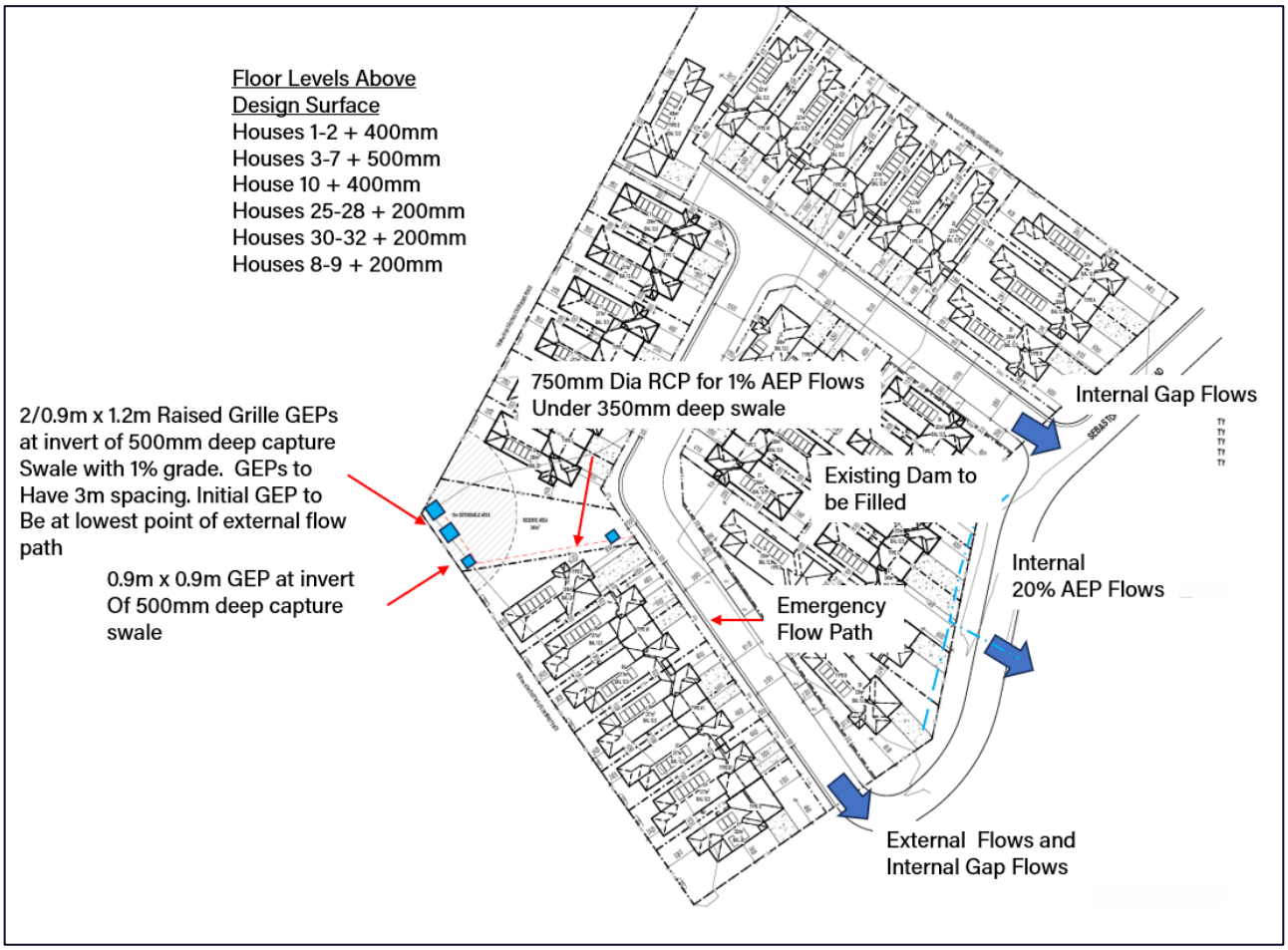

Figure 7-2 Flow Management

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7.2.1. Inlet Pit Sizing

The main inlet pits of twin 0.9m x 1.2m GEPs has been sized using the weir equation ($1.7 \times Length \times Head^{1.5}$) with the following parameters:

- Driving head – 300mm
- Blockages for bars & debris – 50%

The pits are to be raised grilled GEPs.

7.2.2. Swale Sizing

Both swales have been sized using the mannings equation.

The capture swale is larger to allow for the capture of the overland flow from the east. There is to be a 500mm bound on the eastern side to prevent flows entering lot 10.

The conveyance swale above the pipe is smaller but can convey the an additional 50% on top of the gap flow in case of blocked pits.

Cross Section Description:		External Catchment Capture & Conveyance Swale		
Cross-Section X-Y Co-ordinates				
Chainage (m)	Height (AHD)	Mannings 'n'	Channel Slope (%)	1.00
0	0.50		Flow (m3/s)	1.30
2.0	0.000	0.04		
4.0	0.000	0.04	Flow Depth (m)	0.35
6.00	0.500	0.04		
			Water Surface Level (AHD)	0.35
			Velocity (m/s)	1.05
			Velocity Depth (m2/s)	0.37
			Width of Flow (m)	4.84

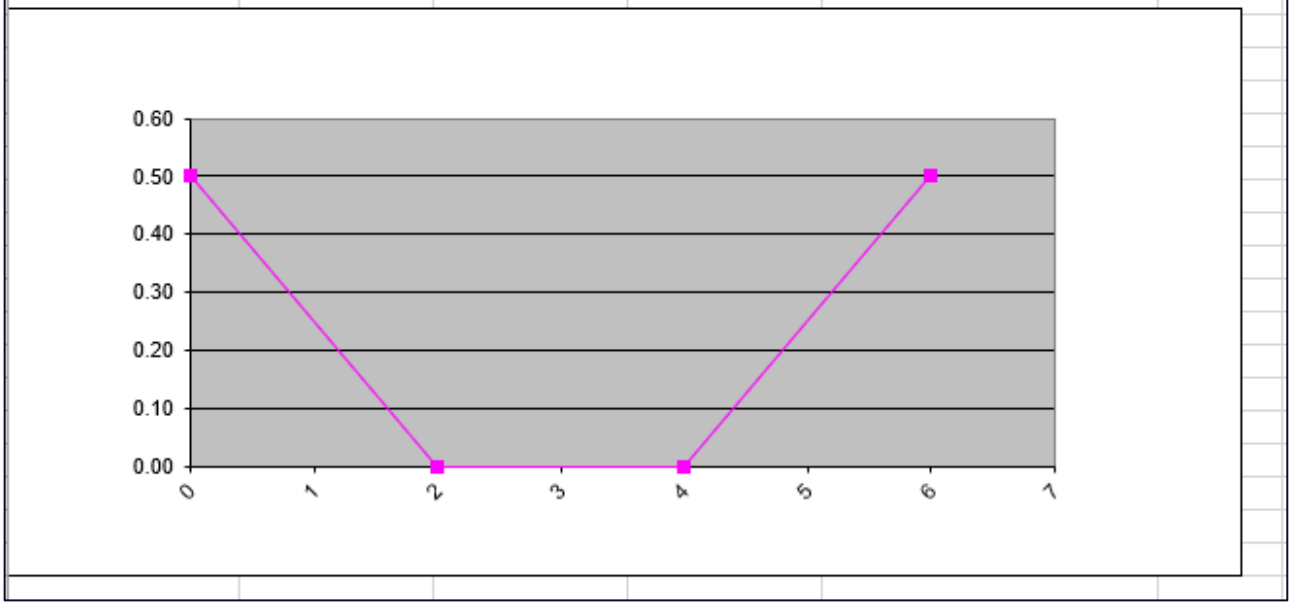

Figure 7-3 Capture Swale Calculations

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Cross Section Description:		External Catchment Flow Path above 20% AEP Pipe		
Cross-Section X-Y Co-ordinates				
Chainage (m)	Height (AHD)	Mannings 'n'	Channel Slope (%)	1.00
0	0.35		Flow (m3/s)	0.76
1.1	0.000	0.035		
2.0	0.000	0.035	Flow Depth (m)	0.35
3.00	0.350	0.035		
			Water Surface Level (AHD)	0.35
			Velocity (m/s)	1.12
			Velocity Depth (m2/s)	0.39
			Width of Flow (m)	3.00

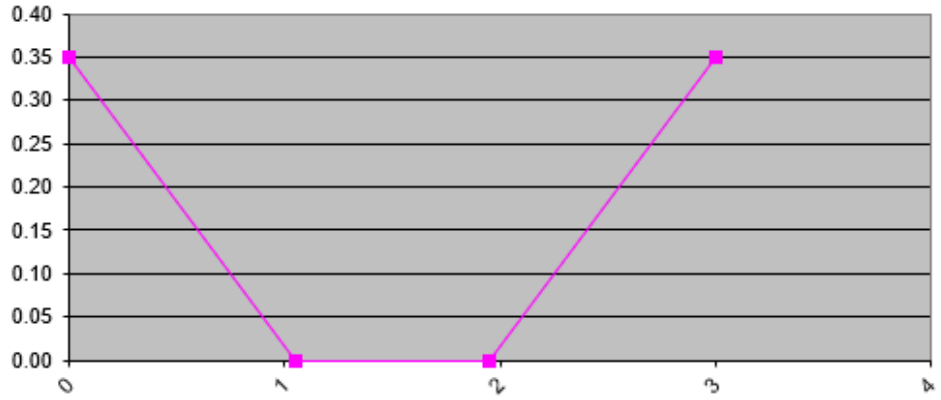

Figure 7-4 Flow Path Swale above 20% AEP Pipe

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7.3. Road Flows

An assessment of the flow capacity internal 5.5m road was undertaken using Mannings. Figure 7-5 shows that the internal road has a capacity of 0.7m^3/s at 2% grade which is available if the 1% AEP pipe drainage overflows.

Cross Section Description:		External Catchment Road Flow		
Cross-Section X-Y Co-ordinates				
Chainage (m)	Height (AHD)	Mannings 'n'	Channel Slope (%)	2.00
0	0.00		Flow (m3/s)	0.70
0.1	0.000	0.02		
5.4	-0.150	0.02	Flow Depth (m)	0.16
5.50	0.000	0.02		
			Water Surface Level (AHD)	0.01
			Velocity (m/s)	1.41
			Velocity Depth (m2/s)	0.23
			Width of Flow (m)	5.50

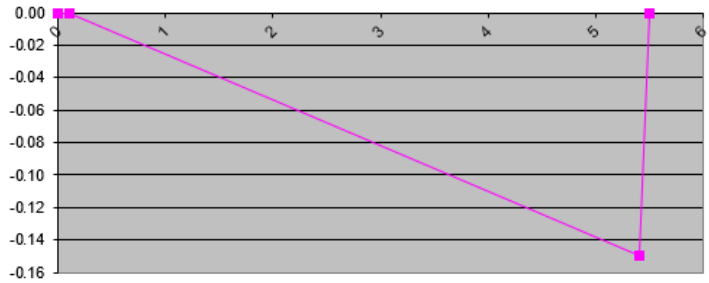

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Figure 7-5 Internal Road Flow Assessment

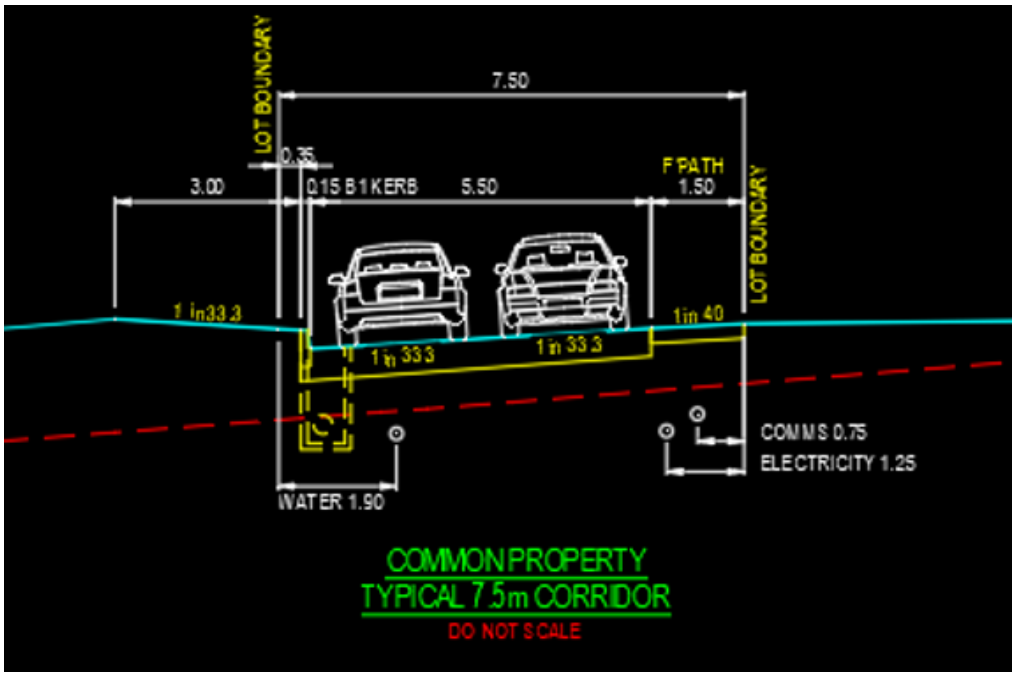

Figure 7-6 Internal Road Section

7.4. Flood Modelling of Developed Site

The proposed development layout including drainage has been modelled using TuFLow for the 1% AEP Event.

The results shown in Figure 7-7 demonstrate that the proposed pipe drainage and reserve swales can convey the flows.

Floor levels for lots will be set above the 1% AEP Flood level based in this flood modelling as per Section 7-2. Note that while Figure 7-7 does show some areas of depths over 200mm between the houses, this will not occur in reality as these areas will be filled (the model uses the natural surface).

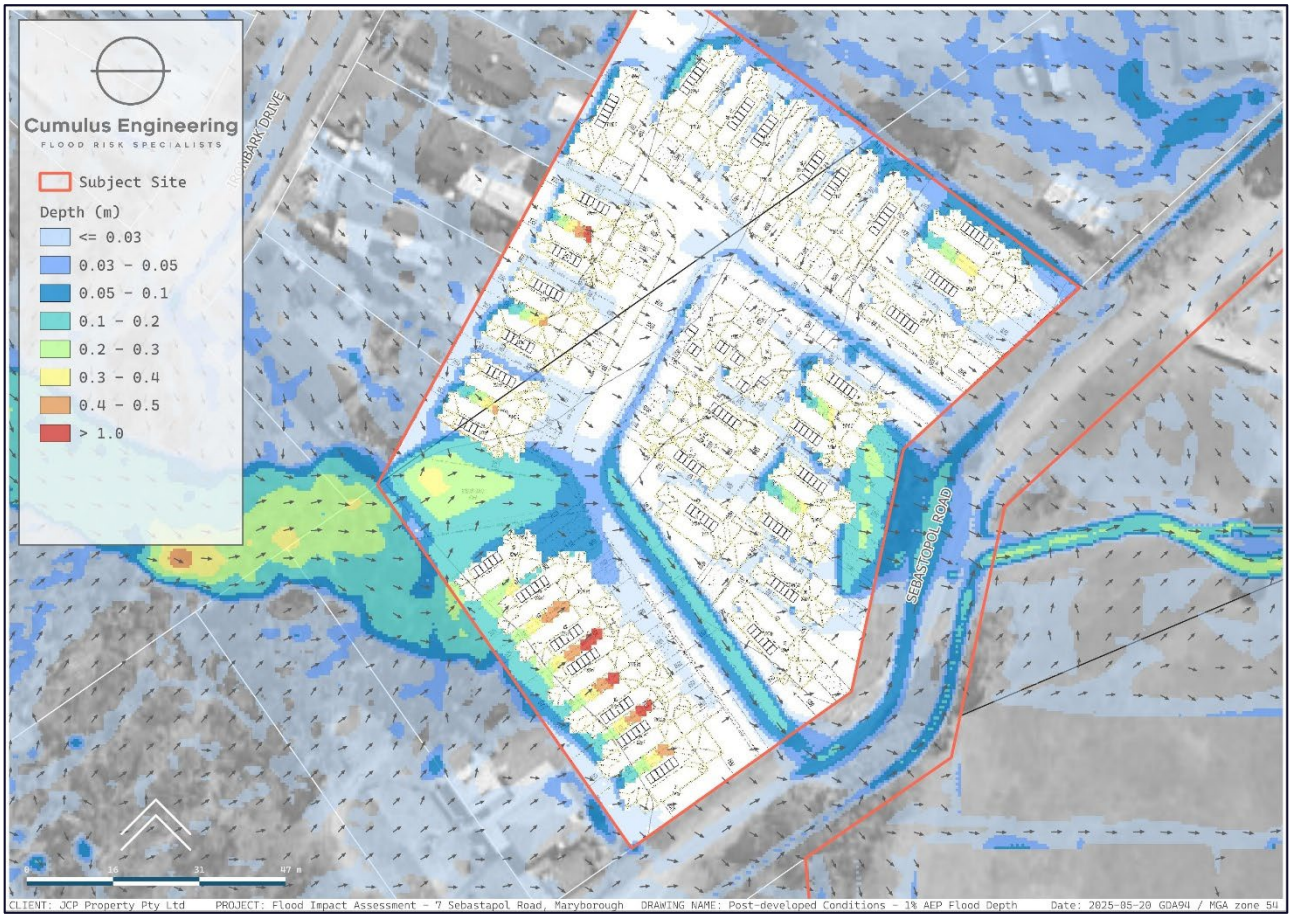

Figure 7-7 1% AEP Flood Modelling Depth Results

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8. Detention and Water Quality Assets

Detention and Water Quality Assets for both sides of 7 Sebastopol Rd will be located on the east side of 7 Sebastopol Rd. Refer to Figure 8-1 and the Draft Layout for the East side of 7 Sebastopol Rd in Appendix C.

The basin reserve is set back 18m from the waterway which is outside the 15m setback the North Central CMA is likely to impose.

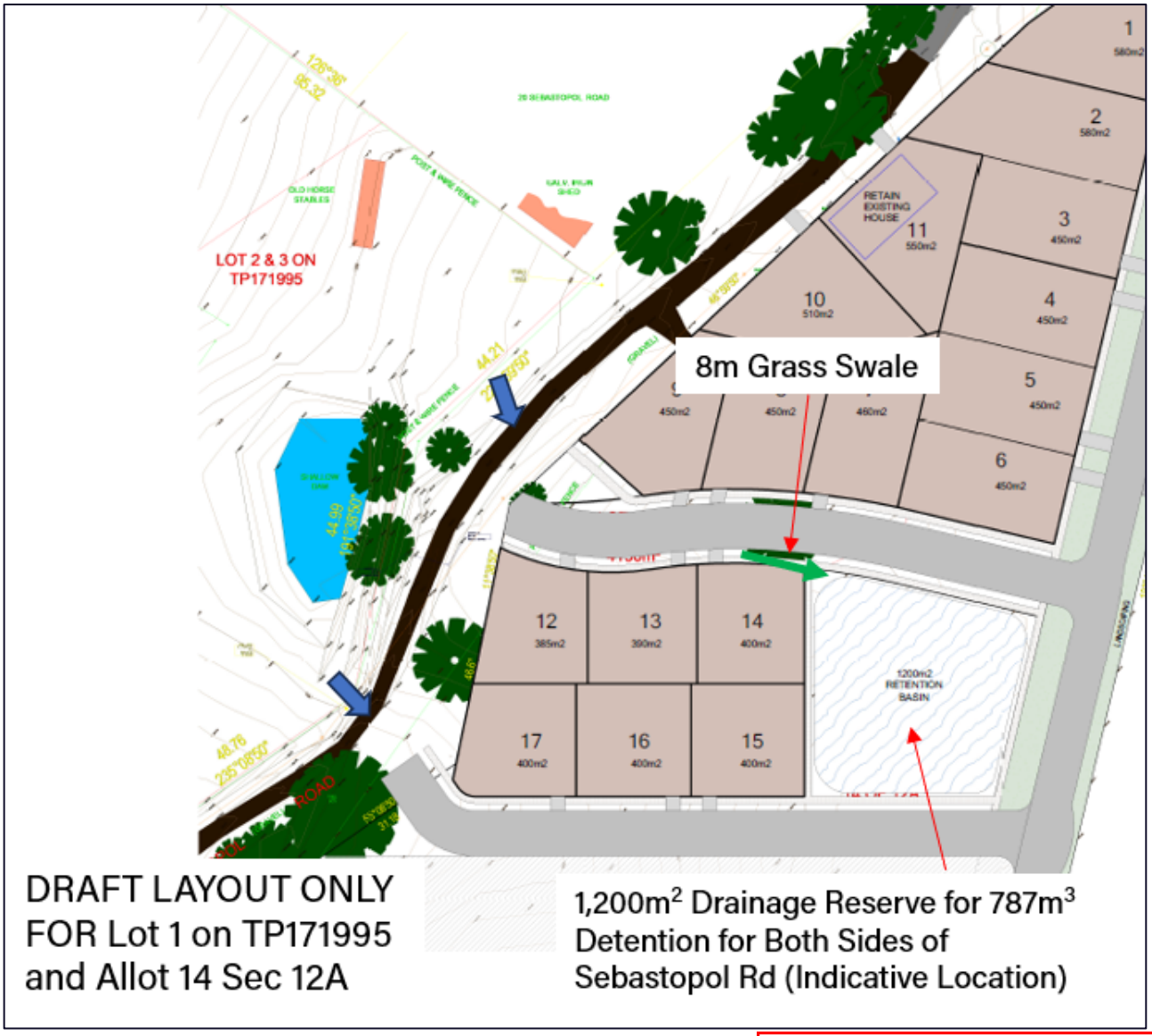

Figure 8-1 Draft Layout for East side of 7 Sebastopol Rd

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9. Stormwater Management Summary

This stormwater management plan outlines the measures that will be implemented by the proposed development at 7 Sebastopol Rd. The measures are summarized below.

External Flow Management

The external flows are 1.23m^3/s (1% AEP) will be managed as follows:

- 6m wide x 0.5m deep capture swale with twin 0.9m x 1.2m Raised Grille Grated Entry Pits located at the invert where the external flows enter. This swale will have a grade of 1% to the south and a 500mm bund on the eastern lip
- 0.9m x 0.9m Grated Entry Pit at the start of 3m wide x 350mm deep conveyance swale
- 750mm dia RCP for 1% AEP Event flows
- Emergency flow capacity in the internal road
- Discharge across Sebastopol Rd

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Floor Levels

Specific Floor Levels are as follows:

- 500mm above design surface floor level for houses 3 to 7
- 400mm above design surface floor level for houses 1,2 and 10
- 200mm above design surface floor levels for houses 8,9,25,26,27,28,30,31,32

Water Quality

The proposed treatment is 2500L rainwater tanks for each Lot and 5m of grassed swale which will be located on the south side of Sebastopol Rd between the outlet and the detention basin.

This treatment train results in the development meeting 100% of the Best Practice Management Targets.

Detention

Detention for both side of 7 Sebastopol Rd will occur on the eastern side.

Drainage Maintenance

Drainage Maintenance will be undertaken by the Owners Corporation, including:

- External Flow Management swales and pits
- Internal Drainage
- Discharge Location on downstream side of Sebastopol Rd

APPENDIX A - PROPOSED DEVELOPMENT PLAN

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LEGEND

- Title boundary (approx.)
- Proposed easement
- Existing contours (1m interval)
- Residential lots
- Reserve
- Defendable space
- Drainage pipe

32 CRIMEA STREET

20 SEBASTOPOL ROAD

SEBASTOPOL ROAD

Three on street parking spaces

COMMON PROPERTY/PRIVATE ROAD

DEFENDABLE SPACE

RESERVE
347m²

Reserve Fencing
Mixture of low and 1.8m high semi transplant fencing. Final design subject a detail landscape plan and design guidelines.

24 SEBASTOPOL ROAD

Notes

- All dimensions and areas are subject to survey and final computations
- Road pavement is indicative only and subject to engineering design
- Arc dimensions shown are the length of arc (not chord)

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21 lots with average lot size of 405m²

5 0 5 10 15 20 25 30m

Beveridge Williams

1 Glenferrie Road, Malvern, Victoria 3144
ph : 03 9524 8888 - www.beveridgewilliams.com.au

Indicative Subdivision Plan

7 Sebastopol Road, Maryborough

JCP Property Pty Ltd

Version	Date	Description	Drafted	Approved
08	19.02.2025	Minor lot changes	WEB	WEB
07	13.01.2025	Layout amended on client comments	WEB	DRAFT
06	09.01.2025	Layout amended based on council comments	WEB	DRAFT

Date: 19.02.2025
Version No: 08
Job No: 2401300
Scale (A1): 1:250
(A3): 1:500

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APPENDIX B – SURVEY

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M.G.A. 2020 ZONE 54

LAND DESCRIPTION

LOTS 2 & 3 ON TP 171995
VOL. 9323 FOL. 053

CROWN DESCRIPTION

PARISH of MARYBOROUGH
SECTION 13
CROWN ALLOTMENT PARTS 3 & 8

DATUM INFORMATION

LEVEL DATUM:
LEVELS SHOWN ARE TO: AHD
AHD BASED UPON: MARYBOROUGH PM 53
SMES No. 307100530
HEIGHT of 244.953m
QUOTED 30/04/24

CO-ORDINATE DATUM:
THE CO-ORDINATE DATUM IN THIS DRAWING IS: LOCAL

TBM - PIPE '1' HAS TRUE MGA COORDINATES:
E- 742519.78
N- 5895523.70
COMBINED SCALE FACTOR (CSF) OF 1.000284

THIS PLAN USES GROUND DISTANCES.

LEGEND

- TBM PIPE
- TOP OF BANK
- TOE OF BANK
- NATURAL SURFACE
- TREE
- PIPE INVERT
- FORMATION - EDGE
- SHED
- ELECTRICITY - POLE
- ELECTRICITY - OVER HEAD
- TITLE BOUNDARY
- FENCE
- GATE
- ROUND POST

ADVERTISED PLAN

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EXPLANATORY NOTES

1. DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF STANTEC.
2. ACCURACY OF DETAIL LOCATION ±0.05m.
3. ACCURACY OF REDUCED LEVELS ±0.02m
4. THIS HARDCOPY PLAN IS A VERIFICATION PLOT OF COMPUTER FILE : 304401556-400-FS01-02.dwg DATE : 04/06/2024.
5. LOCATION OF ABUTTING BUILDINGS AND ENVIRONS IS INDICATIVE ONLY UNLESS OTHERWISE SHOWN.
6. TREE SPREAD SHOWN ON THIS PLAN IS INDICATIVE ONLY.
7. ONLY SIGNIFICANT TREES HAVE BEEN LOCATED AND SHOWN ON THIS PLAN.
8. ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN.
9. CONTOURS SHOWN TO 0.2m INTERVALS.
10. DATE OF AERIAL IMAGE: 06/12/2023
11. LOCATION OF AERIAL IMAGE INDICATIVE ONLY.
12. DETAILS VISIBLE IN AERIAL IMAGE MAY/MAY NOT REPRESENT EXISTING SITE CONDITIONS.

I, Michael Craig Wilson of STANTEC 1315 Sturt Street, BALLARAT 3350, certify that this plan is accurate in all respects & represents the existing site conditions on the 01/05/2024.

.....
Licensed Surveyor

Surveyors	KG
Drawn	KG
Checked	MCW
Job Ref.	304401556-400-FS01-02.dwg

SHEET 1 OF 1

Original Sheet Size A1

SCALE 1:400 — 4 0 4 8 12 16 — LENGTHS ARE IN METRES

IRONBARK (BITUMEN) DRIVE

32 CRIMEA STREET

20 SEBASTOPOL ROAD

24 SEBASTOPOL ROAD

SEBASTOPOL (GRAVEL) ROAD

LOT 2 & 3 ON TP171995
1.035ha

COLOURBOND FENCE
251.53 — 250.88 — 250.18 — 249.46
126°36'
95.32
POST & WIRE FENCE
248.88 — 248.42
28°33'30"
106.05
POST & WIRE FENCE
251.87 — 251.74 — 251.22 — 250.92 — 250.45 — 250.27 — 249.85 — 249.72 — 249.15 — 249.11 — 248.94 — 248.93 — 248.50
POST & WIRE FENCE
251.73 — 251.41 — 251.37 — 251.20 — 251.03 — 250.56 — 249.96 — 249.67 — 249.27 — 249.25 — 249.09
POST & WIRE FENCE
250.44 — 250.29 — 249.30 — 249.20 — 249.15 — 249.02 — 248.76 — 248.73 — 248.72 — 248.61 — 248.59 — 248.52 — 248.47 — 248.21 — 248.18 — 248.01 — 247.87
80.14
325°08'50"
POST & WIRE FENCE
250.21 — 250.22 — 250.36 — 249.96 — 249.74 — 249.72 — 249.61 — 249.60 — 249.07 — 248.86
48.76
235°08'50"
44.21
226°59'50"
POST & WIRE FENCE
248.76 — 248.62 — 248.47 — 248.33 — 248.16 — 247.95 — 247.86 — 247.85 — 247.81 — 247.57 — 247.53 — 247.34 — 247.31 — 247.03 — 247.76 — 247.89 — 247.98 — 248.09 — 248.42
44.99
191°38'50"
44.99
191°38'50"
SHALLOW DAM
OLD HORSE STABLES
GALV. IRON SHED
POST & WIRE FENCE
INVERT R.L. 247.68
300mm ∅ PIPE
INVERT R.L. 247.54
300mm ∅ PIPE
TBM - PIPE '1'
E - 742519.78
N - 5895523.70
RL 247.86
TBM - PIPE '2'
E - 742474.91
N - 5895448.88
RL 249.02
EL(AG) — 247.39EF — 247.81EF — 247.98EF — 248.07EF — 248.65EF — 248.91EF — 249.04EF — 249.38EF — 249.56EF — 249.84EF — 250.03EF — 250.15EF

REV	DATE	AMENDMENTS	DRAWN
02	04/06/2024	REV. DESCRIPTIONS	PF
01	10/05/2024	ORIGINAL RELEASE	KG

Stantec
Stantec Australia Pty Ltd | ABN: 17 007 920 322
1315 Sturt Street (PO Box 563W, Ballarat West), Ballarat, VIC Australia 3350
Tel: 03 5330 8888
Web: www.stantec.com/au

Client : Justin Crameri

Municipality : Central Goldfields Shire Council

PLAN OF FEATURE & LEVEL SURVEY
7 SEBASTOPOL ROAD
MARYBOROUGH 3465