

PORCUPINE VILLAGE
8 Allans Road, Maldon

DRAINAGE MANAGEMENT REPORT

Kevin Wiseman Pty. Ltd.

ABN 49 086 223 681

Consulting Civil Engineer

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Stormwater Drainage Management Report **8 Allans Road, Maldon**

1 - Introduction

- This report has been prepared for a planning permit application for the proposed development of the site at 8 Allans Road, Maldon

2 - Existing Site Conditions

- The subject land consists of 2 lots know as CA Pt18C on TP131208F with an area of 5.099ha and CA 18F on TP317651C with an area of 0.772ha. CA Pt 18C fronts onto both Allans Road and Maldon – Bendigo Road and is the principal lot housing the historical Porcupine Village. CA 18F has frontage onto the Maldon – Bendigo Road.
- The principal lot has a Managers Residence, 8 Motel Units, a Restaurant and a number of historical gold mining structures on it. The land also has a number of mature Gum Trees throughout the site and some scrubby growth through out the remnant old gold diggings area.
- The land generally falls to the north and north east and drains into the neighbouring Private Property and Crown Land.
- The site has had some recent works carried out to improve the driveway entrance & access to the existing motel units as well as some new stormwater drainage to drain the driveway area and some of the existing buildings. A large Marquee and Public Amenities building has also been erected on the site.
- The neighbouring property to the north east is Crown Land and the neighbouring property immediately to the north west is a 10.06 metre wide strip of Crown Land known as the Pipe Track Reserve. Abutting the Pipe Track Reserve to the north west if free hold land known as 54 Porcupine Lane.

(Refer to Appendix A – Site Drainage Plan)

3 - Proposed Site Development

- The proposed development of the site is to include :-
 - 17 Queen Cabins.
 - 9 Family Cabins.
 - 1 Nursery / Hydroponics Building
 - Recreation Zone including amenities, camp kitchen, gaming room & a swimming pool.
 - Residence Garage.
 - Workshop / Machinery Shed
 - Entertainment Marquee.
 - Museum
 - Formalising the car park areas and access ways within the site.

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4 - Existing Drainage

- The subject site drains to the north & north east into the surrounding Crown Land and Private Property and then to a natural water course traversing both of the Crown Land & Private Property.
- The subject land forms a small part of the overall catchment to the natural water course.
(Refer to Appendix B – Catchment Plan)
- The existing Residence drains to 2 new tanks that then have the overflows connected to a new underground stormwater drainage system.
- The existing Motel Units and connecting driveway together with the Restaurant are also connected to the new underground stormwater drainage system.
- The outlet of the new drainage system currently terminates into the Pipe Track Reserve on the north eastern boundary of the site.
- The new Marquee, Public Amenities Building and some of the existing building adjacent to them drain through a water garden on each side of the Marquee and into a Pond. The Pond overflow then drains overland to the existing Dam on the site.
(Refer to Appendix C – Water Garden Photo)
- The existing Historical Buildings on the site do not have spouting or downpipes and discharge directly to the surrounding ground. The surrounding ground falls to the north east with some of the stormwater making its way to the existing dam or overland to the Crown Land to the north east of the site.
- The existing car park area on the Allans Road frontage, drains over land to the north and north east.

5 - Proposed Drainage

- It is proposed the majority of the site will drain over land as it currently does and will be diverted via grassed swale drains to a new retention dam located on the north east boundary of the site. The controlled pipe outlet from the new retention dam will cross the Pipe Track Reserve and discharge into the natural water course in the Private Property to the north west.
- The retention dam will capture silt & suspended solids from the site.
- The new swale drains and the area in between the access driveway will be grassed & landscaped to improve the water quality from the site.
- The proposed Cabins will be fitted with guttering and down pipes which will drain to 2 new retention tanks located adjacent to the Cabin area. The controlled outlets and overflow from the tanks will discharge into the new retention dam. The open areas surrounding the Cabins will be landscaped to improve the overland water quality prior to making its way to the retention dam.
- The Recreation Zone will have 2 new buildings constructed, being a toilet / amenities facility and a kitchen / games room facility. The stormwater from these 2 buildings will be connected to the existing piped stormwater drainage system.

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- A new Pond & Dam will be constructed to capture some of the over land stormwater flow from the historical buildings precinct.

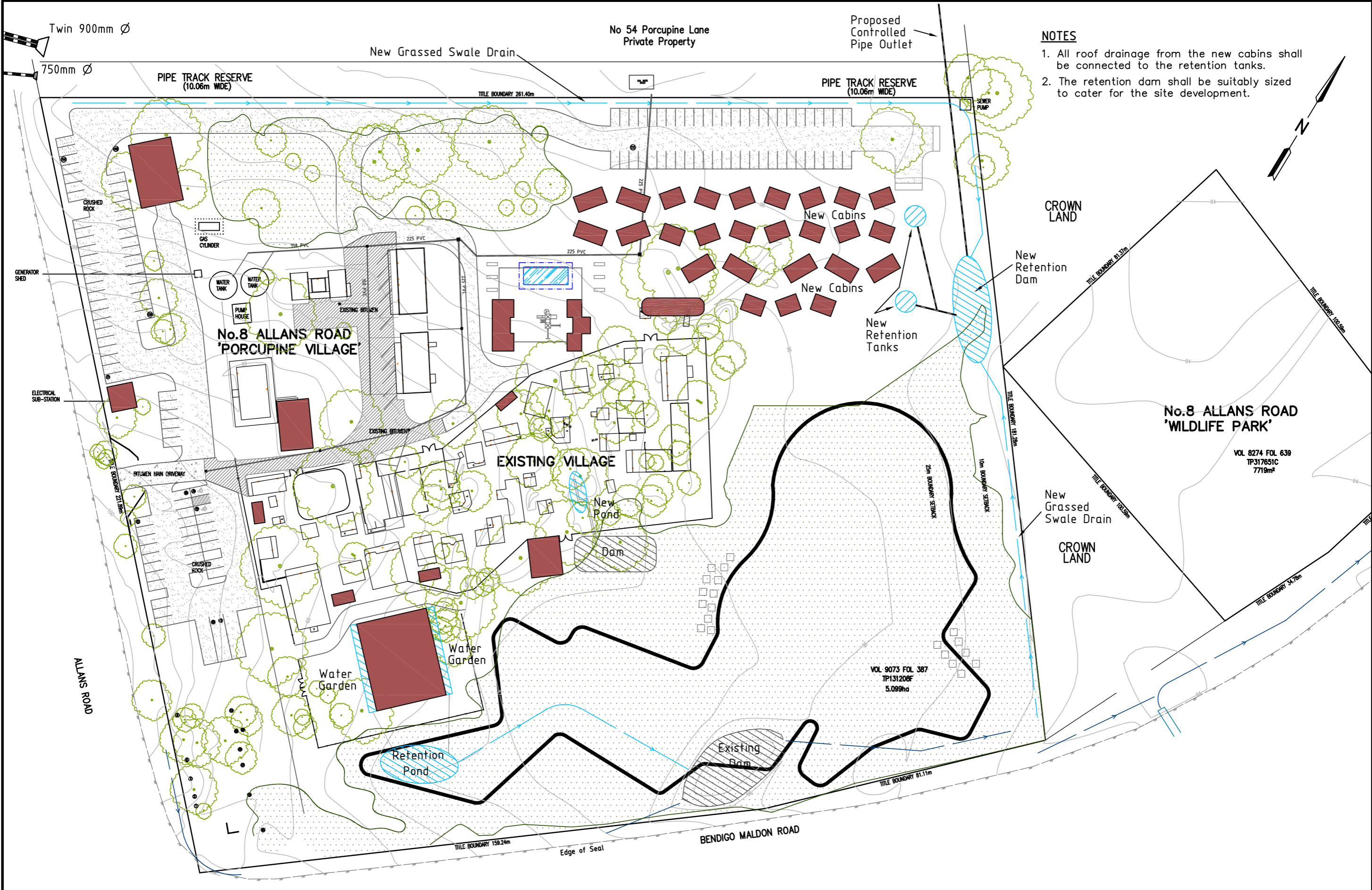
6 - Conclusion

- The stormwater drainage of the site currently drains to the north and north east following the natural fall of the land to the neighbouring Crown Land and Private Property.
- Following the development of the site, the majority of stormwater from the site will remain as over land flow and will be diverted to a new retention dam via grassed swale drains along the north west and north east boundaries.
- The stormwater drainage that is piped from the new retention dam to the adjacent water course should not have any adverse impact on the natural water course or neighbouring Crown Land.
- Where possible, some of the stormwater drainage collected in tanks and the retention dam will be reused on site to water the new landscaped areas.
- All sewerage from the site will be collected in a new pump station and will be pumped to Coliban Waters sewer reticulation system.

Report Prepared by



Kevin Wiseman
Managing Director



- NOTES**
- 1. All roof drainage from the new cabins shall be connected to the retention tanks.
 - 2. The retention dam shall be suitably sized to cater for the site development.

5	18/4/24	Site Layout & Parking Altered
4	7/3/24	Site Layout & Drainage Altered
3	22/2/24	Site Layout & Drainage Altered
2	7/6/23	Site Layout & Drainage Altered
1	11/8/22	Issue for Information
Ver	Date	Amendments

100

0

10

20

30m

Scale 1 : 1000 (A3)

All lengths are in metres
and all levels are to
Abitary Height Datum

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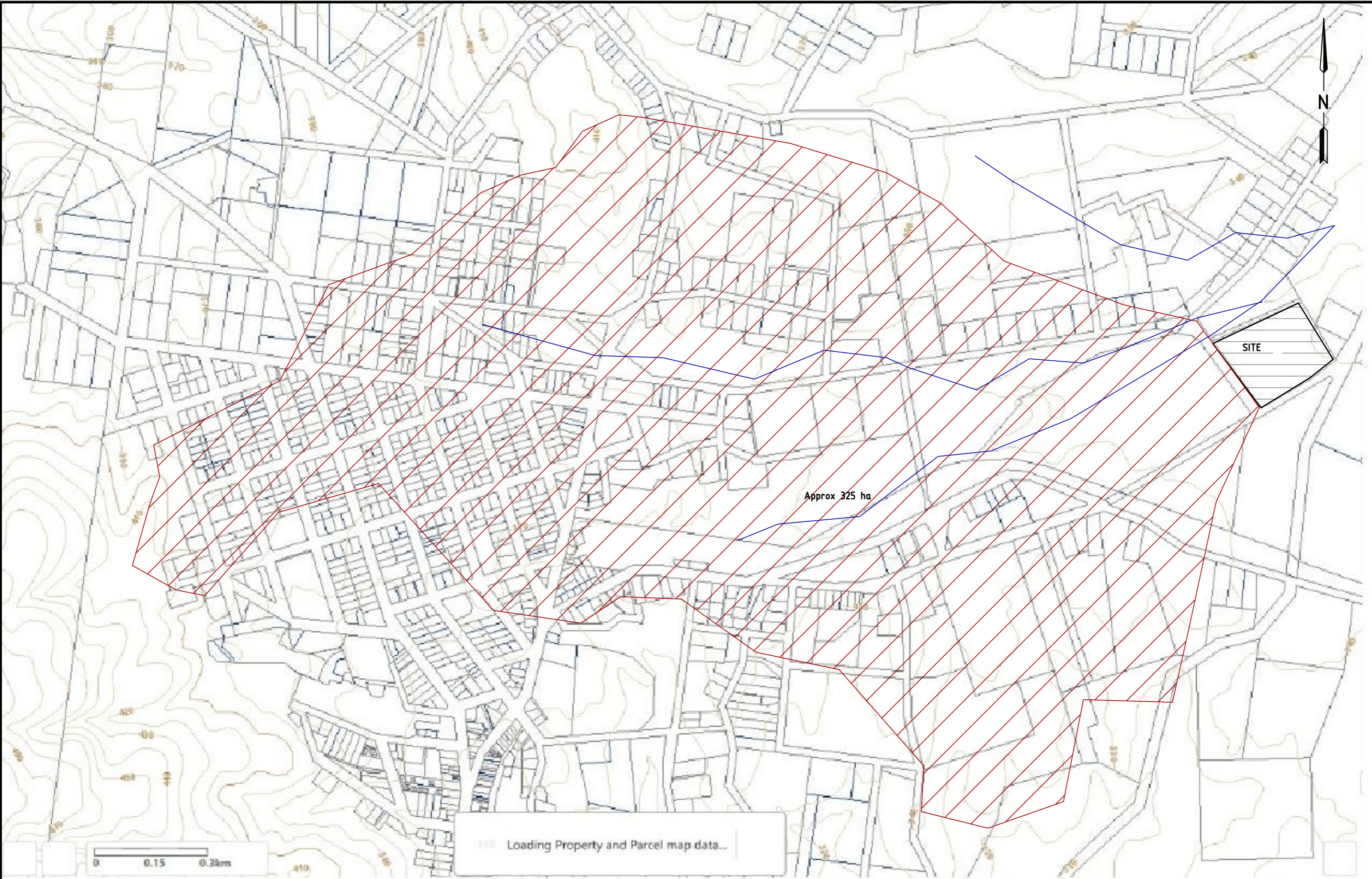
MOUNT ALEXANDER SHIRE

PORCUPINE VILLAGE

8 Allans Road, Maldon

CASTLEMAINE

Site Drainage Plan		
Designed: K. Wiseman	Survey: G. Gilbert	Drawing Ref: 2115SP
Date: August 2022	Level Book:	Sheet No: 1 OF 1
Checked:	Job Ref.	Version
Date:	2115	5



5		
4		
3		
2		
1	7/6/23	Issue for Information
Ver	Date	Amendments

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0100200300m

Scale 1 : 10,000 (A3)

All lengths are in metres
and all levels are to
Australian Height Datum

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MOUNT ALEXANDER SHIRE

Porcupine Village

Allans Road, Maldon

CASTLEMAINE

Catchment Plan		
Designed: K. Wiseman	Survey: .	Drawing Ref: 2115CP
Date: June 2023	Level Book: .	Drawing No: 1 of 1
Checked:	Job Ref. 2115	Version 1
Date: .		



Appendix C