



Our Ref: 280130

Friday, 8 May 2026

Dear Brendon,

RE: STORMWATER PIPE SURVEY INVESTIGATION

On the 24th of April MNG Landpartners in conjunction with Locate and Map (Utilities Contractor) conducted Non-Destructive Digging (NDD) investigation into the location and condition of a council stormwater pipe on 49 Stephen Road Banksmeadow, also known as Lot 1 DP1095110.

The pipework was found to be in poor condition, with no practical waterflow through the asset due to the following issues:

1. PH01 Found a void in the pipe, reason unknown
2. PH02 found penetrations through the pipe from several assets including a fire hydrant, local stormwater and monitoring wells
3. Investigation at the eastern end of the property found that the pipe has been deviated, likely due to the creation of coal pier road

Sheet 3 of the attached Locate and Map plan shows a Drainage pit found inside the site. It should be noted that downstream of this pit, the location of the pipe is unknown until PH03.

I do not recommend any further survey works and suggest that given the site has an SSDA application progressing, that works to replace this pipe should be included in the greater scope of works for the site and appropriate Land interests be created & released to further protect any new assets.

Should you have any enquiries or wish to discuss the matter, please do not hesitate to contact our office.

Yours Faithfully,
LANDPARTNERS PTY LIMITED

Luke Haavisto
Registered Land Surveyor
#SU009228