

Infrastructure Servicing Report

892-990 Barwon Heads Road, Armstrong Creek

May 2015



DOCUMENT/REPORT CONTROL FORM

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1. EXECUTIVE SUMMARY

SMEC has been requested to prepare a servicing report for infrastructure requirements for proposed 600 lot residential development of the Property at 892-990 Barwon Heads Road, Armstrong Creek, on behalf of CGM Land. The report is based on a concept layout prepared for CGM Land by its urban design consultant.

The subject land at 892-990 Barwon Heads Road (the Property) is adjacent to but does not form part of the Armstrong Creek East Precinct (ACEP). The ACE PSP was gazetted as a Precinct Structure Plan under Amendment C206 on the 3rd June 2010.

The Property abuts existing rural land to the east and south and in ACEP the southern boundary of Warralily Stages 1 and 5 incorporating the east section of the reconstructed Armstrong Creek and the west boundary of Armstrong Waters Estate a 300-400 lot residential development that is nearing construction of its initial stages (refer Appendix for general location). The Property would be considered as a Greenfield development.

The purpose of this report is to identify infrastructure servicing requirements for the potential development of the Property as a conventional residential land subdivision. Advice within the report is current as at 6th May, 2015 and potentially could change in the future.

Information contained within this report has been obtained from informal advice received from relevant servicing authorities, the City of Greater Geelong and VicRoads. Formal advice is currently being sought but the servicing proposal is reliant on adjacent development immediately to the west providing requisite service infrastructure, the timing of which has been informed as likely to occur inside of the next one to three years.

The advice in this report is limited to engineering infrastructure associated with servicing this site solely. It excludes assessments for traffic engineering, planning, urban design, cultural heritage, flora and fauna, net gain and environmental contamination.

2. SEWER AND WATER INFRASTRUCTURE

Potable Water

Barwon Water is the responsible authority for all potable water infrastructure associated with the proposed development.

Preliminary advice received from Barwon Water indicates the Property will be serviced from the west by connections to the proposed Armstrong Waters development water reticulation system. Under its servicing strategy there is also potential for a future interconnection to a planned supply main to land immediately north and east of Barwon Heads Road.

Barwon Water has further advised that it will conduct water network modelling of the existing and proposed reticulation systems to ensure that supply can be made available to the Property. The proposed subdivision concept layout has been issued to Barwon Water to assist in its modelling and analysis tasks.

Recycled Water

Barwon Water is the responsible authority for all recycled water infrastructure associated with the proposed development.

Similar to above, preliminary advice received from Barwon Water indicates the Property will be serviced from the west by connections to the proposed Armstrong Waters development recycled water reticulation system. Under its servicing strategy there is also potential for a future interconnection to a planned recycled water supply main to land immediately north and east of Barwon Heads Road.

Barwon Water has further advised that it will conduct recycled water network modelling of the existing and proposed reticulation systems to ensure that supply can be made available to the Property. The proposed subdivision concept layout has been issued to Barwon Water to assist in its modelling and analysis tasks.

Sewerage Infrastructure

Barwon Water is the responsible authority for all sewerage infrastructure associated with the proposed development.

Existing sewerage infrastructure within ACEP areas immediately north and west of the Property comprises a main sewage pumping station in Lake Road designed to manage all reticulated sewerage requirements for Warralily areas generally north of Armstrong Creek and the Armstrong Waters subdivision. This pumping station was constructed by Barwon Water and has been operational for 4-5 years with a rising main discharging effluent to the existing Barwon Water main outfall sewer located midway between Charlemont Road and Batten Road.

A neighbourhood pumping station is also located just west of Charlemont Road at the south boundary of ACEP. This station services a discrete area of southern Warralily that is too low to be connected to the above main pumping station.

Written advice received from Barwon Water indicates that the Property due to site topography has two sewerage gravity catchments. Catchment A servicing approximately 360 allotments in the northwest is capable of being connected to the existing 225mm gravity sewer in Lake Road that then discharges to the abovementioned existing Lake Road main sewage pumping station.

Catchment B comprising the balance of the site to the southeast, due to its elevation, cannot connect via gravity to the existing sewerage network and will require provision of a new pumping station. Preliminary assessments by Barwon Water show that the new pumping station located in the southeast corner of the Property will pump 10-15 litres/second through a new rising main that will connect to the existing 1650mm Main Outfall Sewer in farm land to the south of this site.

Under the current Essential Services Commission price determination both the pumping station and rising main are designated as reticulation assets and are to be fully funded by the developer.

Barwon Water advice regarding sewerage requirements is attached as Attachment F.

3. ROAD AND DRAINAGE INFRASTRUCTURE

The City of Greater Geelong is the responsible authority for all roadworks, minor and major drainage within the proposed development; and will be responsible for maintenance of the assets as described hereunder.

Stormwater Drainage Infrastructure

All proposed stormwater drainage will need to comply with best practice for stormwater management under clause 56.07 of the Victorian Planning Provisions and the stormwater quality objectives of the Urban Stormwater - Best Practice Environment Guidelines (Victorian Stormwater Committee 1999).

The Property is external to the developable area incorporated in the Armstrong Creek East Precinct Integrated Stormwater Management Strategy report (Version 3), prepared by Neil Craigie (October 2010), but is part of the overall stormwater catchment that drains to Armstrong Creek. The ACEP report stipulates stormwater drainage requirements for servicing developable land including minor internal drainage, creek restoration works, sedimentation basins, wetlands retarding basins and associated works. A substantial proportion of these works are in place as part of the Warralily development including the majority of creek restoration works from Horseshoe Bend Road to Barwon Heads Road.

Earlier re-zoning documentation for the Property prepared by TGM included the following stormwater management related documents:

- Flooding Investigation – Water Technology, September 2013
- Drainage Review – Neil M Craigie Pty Ltd, December 2013
- Site Stormwater Management Plan – TGM, February 2013

The development layout considered in the above reports has subsequently been revised to the current SMEC concept layout that is aligned with the recommendations contained in the Craigie Amendment C103 Stormwater Drainage Strategy dated 29th April 2015 (refer to Appendix D). This strategy allows for integration of drainage treatment assets with stormwater management facilities proposed within the adjacent Armstrong Waters development.

Topographically the Property straddles a slight ridge line that defines a northeast sub-catchment having fall to a local depression near Lake Road that then drains north to the creek and a southwest sub-catchment having fall towards Barwon Heads Road. Stormwater is conveyed from the southwest to the north along an open drain adjacent to Barwon Heads Road. This drain is very flat and although it does release stormwater to the north ponding still occurs in the south that under more extreme rainfall events can cause overtopping of adjacent section of road.

To address all site constraints a stormwater management strategy for the Property is proposed that will satisfy the following key criteria:

- Floor and lot finished surface levels above the 100-year ARI flood level
- Southeast area minimum floor level 300mm above the 100-year ARI flood level or 150mm above the overtopping level of Barwon Heads Road
- Northwest area minimum floor level estimated as 3.65 metres for the 100-year ARI flood
- Internal drainage to be contained within the Property and directed to site treatment/retardation facilities

- Airspace above wetlands to provide retardation volume

Stormwater facilities and works proposed under the strategy are:

- Drainage reserve along south boundary and southwest corner to manage discharge from rural catchments to the south and west
- Barwon Heads Road drainage reserve to convey discharge from the south to the north comprising 1500mm piped drain and landscaped (dry) floodway
- Sedimentation basin and wetland combined with the Armstrong Waters wetland and integrated with the existing ACEP restored creek/wetland/waterway system north of Lake Road (refer Appendix B)

A preliminary review of drainage and road grading requirements would indicate that major/minor drainage conveyance and treatment systems can readily be implemented within the Property to accord best practice and satisfy all stormwater quality objectives. There will be some fill placement required in specific locations to fulfil 100-year ARI minimum floor levels but these are readily achievable in the context of overall site development.

Incorporated as part of the C301 SWMS is a proposal to include works to link Sparrovale Wetlands to the Armstrong Creek terminal wetlands/reuse pond for ACEP immediately east of Barwon Heads Road. This link will enable transfer of dry season runoff events to protect the Hospital Swamps from impacts of increased volumes of freshwater during the dry months of the year. Works will comprise an open channel within a 22 metre wide drainage reserve skirting the HZ and Baensch's wetland with details of the proposal described in the Craigie SWMS in Appendix D.

There are two options for the abovementioned link that will comprise either an open earth channel and adjacent raised embankment or in lieu of the earthen channel a smaller lined channel. The lining will consist of a trapezoidal trough section of either corrugated steel or HDPE (SmartDitch™ or similar product) units.

Road Infrastructure

Internal road infrastructure including pavement widths have been based on the requirements of the City of Greater Geelong and will typically accord with the Armstrong Creek East Precinct Structure Plan (PSP).

The preliminary road layout is shown in Appendix B. Access to the Property will be via a major signalised intersection with Barwon Heads Road and interconnection to proposed roads within the Armstrong Waters road network. The current Armstrong Waters layout shows that there are two road interconnection opportunities south of its internal stormwater management facility.

Internal roads are proposed to conform to the following cross section types:

- Collector Road – 21.6 metre road reserve width (refer to Appendix E for Typical Cross Section)
- Local Access Street – 16 metre road reserve width with allotments both sides of road (refer to Appendix E for Typical Cross Section)
- Access Place – 13.5 metre wide road reserve with allotments one side of road typically opposite reserves/boundaries

4. GAS, COMMUNICATIONS AND ELECTRICAL SERVICES

Gas Infrastructure

AusNet Services is the responsible authority for all gas infrastructure associated with the proposed development.

Preliminary servicing advice indicates that AusNet gas supply services will be available from the adjacent Armstrong Waters land subject to timing of delivery of the relevant stages of this development.

AusNet is undertaking evaluations of its existing and proposed gas trunk and distribution networks in the Armstrong Creek East Precinct to ensure that supply can be made available to the Property. Refer to Appendix F for the preliminary advice from AusNet.

Telecommunications Infrastructure

Existing Telstra Assets are located along Boundary Road.

NBN Co. is the responsible agency for the delivery of the National Broadband Network (NBN). Telecommunication design and installation in all new residential estates greater than 100 lots will be administered through the NBN Co system. Developers will need to make application to NBN Co for the provision of telecommunications. The developer will then need to design and construct a suitable pit and pipe network for NBN Co to utilise. NBN Co will be the default Telco carrier for the development unless the developer negotiates with another approved telecommunication carrier. We have allowed for NBN duct and pit installation in our costings.

Power Supply

Powercor is the responsible authority for electricity distribution networks surrounding the Property. Powercor has advised that high voltage supply is not available in the immediate vicinity of the Property and that supply to the development will require the following works:

- 500 metre underground cable extension south along Barwon Heads Road from the Warralily Silky Oak kiosk substation to the northeast corner of the Property
- Replace approximately 680 metres of overhead HV powerline extending northerly from the Lower Duneed Road and Winklers Lane junction to Pole 2 in Barwon Heads Road
- 300 metre underground cable extension from Pole 2 northwest along Barwon Heads to the southeast corner of the Property
- Retire the existing overhead line within the Property

Based on initial advice it is highly likely that the cost for the Barwon Heads Road extension works will be borne by the developer.

In line with other properties in the area, this development will be classified as an Urban Residential development (URD) where each lot will be supplied with an underground electrical supply at the developers cost.

5. GEOTECHNICAL INVESTIGATION

There is no geotechnical advice regarding the Property or groundwater advice available at this point in time. It would be prudent to verify these conditions as part of any due diligence exercise associated with the development potential associated with the Property.

APPENDIX A

Armstrong Creek East Precinct Locality Plan

Property location plan: 892-990 Barwon Heads Road, Connewarre

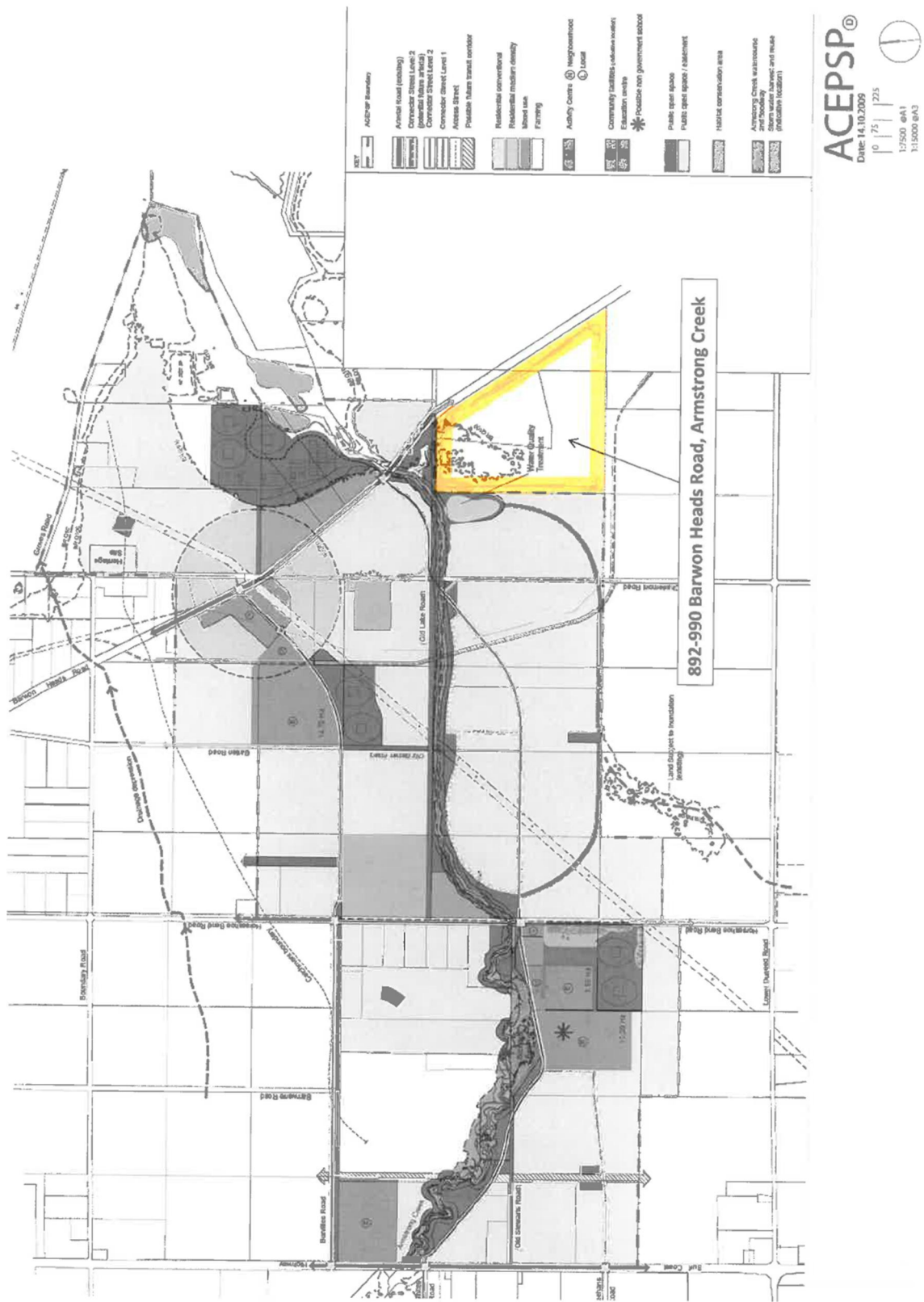


Figure 1 - Property Location Plan: 892-990 Barwon Heads Road, Armstrong Creek

APPENDIX B

Indicative Concept Layout

Preliminary Version

APPENDIX C

Proposed Site Drainage Features

Including Armstrong Waters Concept and Proposed Drainage Features (Floodway/Integrated Waterways)

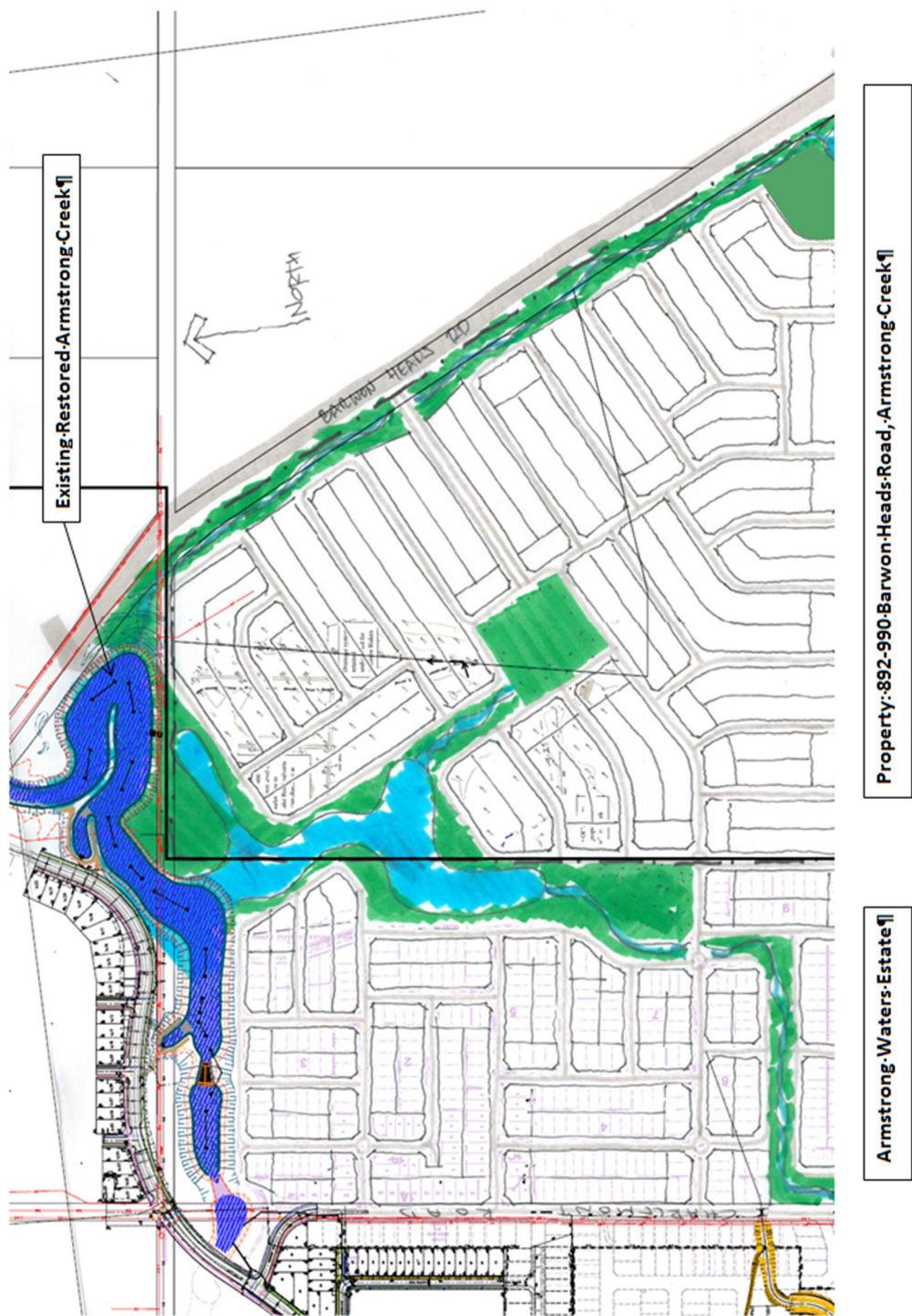


Figure 3: Proposed Site Drainage including Armstrong Waters Concept and Proposed Drainage Features (Floodway/Integrated Waterways)

APPENDIX D

C103 Stormwater Drainage Strategy Report

Prepared by Neil M Craigie Pty Ltd, dated 29th April 2015

APPENDIX E

Typical Street Cross Sections

Collector Roads and Local Access Street



Figure 4: Collector Road 21.60 metres wide



Figure 5: Local Access Street 16.0 metres wide

APPENDIX F

Servicing Authority Advice

1. Barwon Water – Sewerage, Potable Water and Recycled Water Advice
2. Powercor Australia – Electricity Supply Advice
3. AusNet – Gas Supply Advice

29 APR 2015



Our Ref: L009306
Enquiries To: Justin Hamling – Ph: 1300 656 007

27 April 2015

SMEC Australia
Level 1, 47 Pakington Street
GEELONG WEST VIC 3218

Attention: Mr Jack Golden

Dear Sir,

Re: Servicing Advice: No. 892-990 Barwon Heads Road, Armstrong Creek

I write in response to your email dated 2 April 2015 requesting servicing advice for two parcels of land at the above address. It is noted that this land is outside the Armstrong Creek Urban Growth Area (East Precinct) and is proposed to be rezoned for residential purposes. It is expected the development to yield between 650-700 lots and that is the basis for the following advice.

Sewerage

Due to the topography of the land, the site is divided into two sewerage gravity catchments. Catchment A (approximately 360 lots and land to the north west) is to connect directly to the existing DN225 gravity sewer servicing Warrality Estate in Lake Road. Catchment B (land to the south east) cannot connect by gravity to the existing system and will require a new sewer pump station. The duty of the pump station is expected to be approximately 10-15L/s and require a DN150mm sewer rising main discharging to Barwon Water's 1650mm Main Outfall Sewer to the south. Under the current Essential Services Commission ("ESC") price determination, the sewer pump station and rising main are defined as 'reticulation assets' and therefore funded by the developer.

Drinking Water Supply

The elevation of the land is such that supply of drinking water is to be from what is known as the Armstrong Creek "Low Level" (LL) drinking water supply system. To provide a supply from the LL system, a new DN225mm feeder main connecting this land to the existing 225mm potable water main in Charlemont Road will be required. The feeder main will need to extend south down Charlemont Road and through land currently being developed by another land owner.

Under the current ESC price determination the DN225mm potable water main is a shared asset and to be funded by Barwon Water. As this land is outside the Armstrong Creek East Precinct boundary, no funds have been allocated for this main and 'bring forward' charges will apply. Confirmation of funding and 'bring forward' costs will be determined at the time an "Offer of Conditions" is issued on the development and in accordance with the ESC price determination applicable at the time.

Barwon Region Water Corporation
ABN 86 348 316 514

P.O. Box 659, Geelong, Victoria, 3220 TEL: 1300 656 007 FAX: +61 3 5221 8236

www.barwonwater.vic.gov.au

Recycled Water Supply

As with drinking water, the elevation of the land requires recycled water to be supplied from what is known as the Armstrong Creek "Low Level" (LL) recycled water supply system. To provide a supply from the LL recycled water system, a new DN225mm recycled water feeder main connecting this land to the existing 225mm recycled water main in Charlemont Road will be required. The feeder main will need to extend south down Charlemont Road and through land currently being developed by another land owner.

Under the current ESC price determination the DN225mm recycled water main is a shared asset and to be funded by Barwon Water. As this land is outside the Armstrong Creek East Precinct boundary, no funds have been allocated for this main and 'bring forward' charges will apply. Confirmation of funding and 'bring forward' costs will be determined at the time an "Offer of Conditions" is issued on the development and in accordance with the ESC price determination applicable at the time.

Recycled Water Mandate

Armstrong Creek is a development where recycled water is mandated for toilet flushing and garden watering purposes. Should this area be rezoned, Barwon Water would seek to mandate connection through clause 56 of the planning process. Should the area be incorporated into the existing Armstrong Creek East Precinct Structure Plan ("PSP"), recycled water will be adequately mandated. The PSP sections below address recycled water:

Section 4.6.2 ACE PSP Key Elements,

- Part (b) Subdivision and Housing, stating *"All dwellings developed will be connected to a reticulated recycled water supply system for toilet flushing and garden watering"*
- Part (g) Utilities and Energy, stating *"A condition requiring the installation of infrastructure to the satisfaction of the responsible authority and relevant water authority for the delivery of recycled water to each lot will be provided with any subdivision permit for the subject site. Each dwelling will be connected to a reticulated recycled water supply system (where connected to the lot) for toilet flushing and garden watering."*

Should you require further information please Justin Hamling on 5226 9159.

Yours sincerely,



Steven Wallner
Land Development Coordinator
Development Services

Golden, Jack

From: Hodge, Neville <NHodge@powercor.com.au>
Sent: Monday, 4 May 2015 3:18 PM
To: Golden, Jack
Subject: FW: Keirl & Rainbow (Clancy) Property, Armstrong Creek
Attachments: barwon heads road.pdf; barwon heads road.pdf

Jack,

Planning Engineer, Mark Lindorff, has investigated your request and has advised that the following will be required in order to provide electricity supply to this development:

- From "Warralily – Silky Oak" kiosk substation extend ~ 500m of new 185mm² 3/c 22.a.x.h.c.h. underground cable south east along Barwon Heads Road into the north east of proposed subdivision.
- From pole 180 Connewarre Line (LIS 33476) (at the intersection of Lower Duneed Road and Winklers Lane to pole 2 Shidders Spur (LIS 35468) replace ~ 677m of existing overhead high voltage conductor with new 3 – 19/3.25 AAC @ 65oC design temperature.
- From pole 2 Shidders Spur (LIS 35468) extend ~ 300m of new 185mm² 3/c 22.a.x.h.c.h. underground cable north west along Barwon Heads Road into the south east of proposed subdivision.
- Retire overhead line on development property.

Regards

Neville Hodge
Project Manager - Geelong
Customer Projects
PNS Asset Services
CitiPower Pty & Powercor Australia Ltd

P 03 5240 7573 | F 03 9683 5151
E nhodge@powercor.com.au

From: Golden, Jack [<mailto:Jack.Golden@smec.com>]
Sent: Wednesday, 22 April 2015 14:07
To: Hodge, Neville
Subject: Keirl & Rainbow (Clancy) Property, Armstrong Creek

Neville,
Further to our discussions regarding power supply to this property I advise that our client has requested written advice regarding Powercor servicing requirements.
Please invoice CGM Land Pty Ltd c/- SMEC Australia, Level 1/47 Pakington St Geelong West 3218.
Please call me if any clarification required.
Your earliest advice will be appreciated.
Regards,
JACK

Jack Golden | Technical Principal – Urban
SMEC – Australia & New Zealand Division

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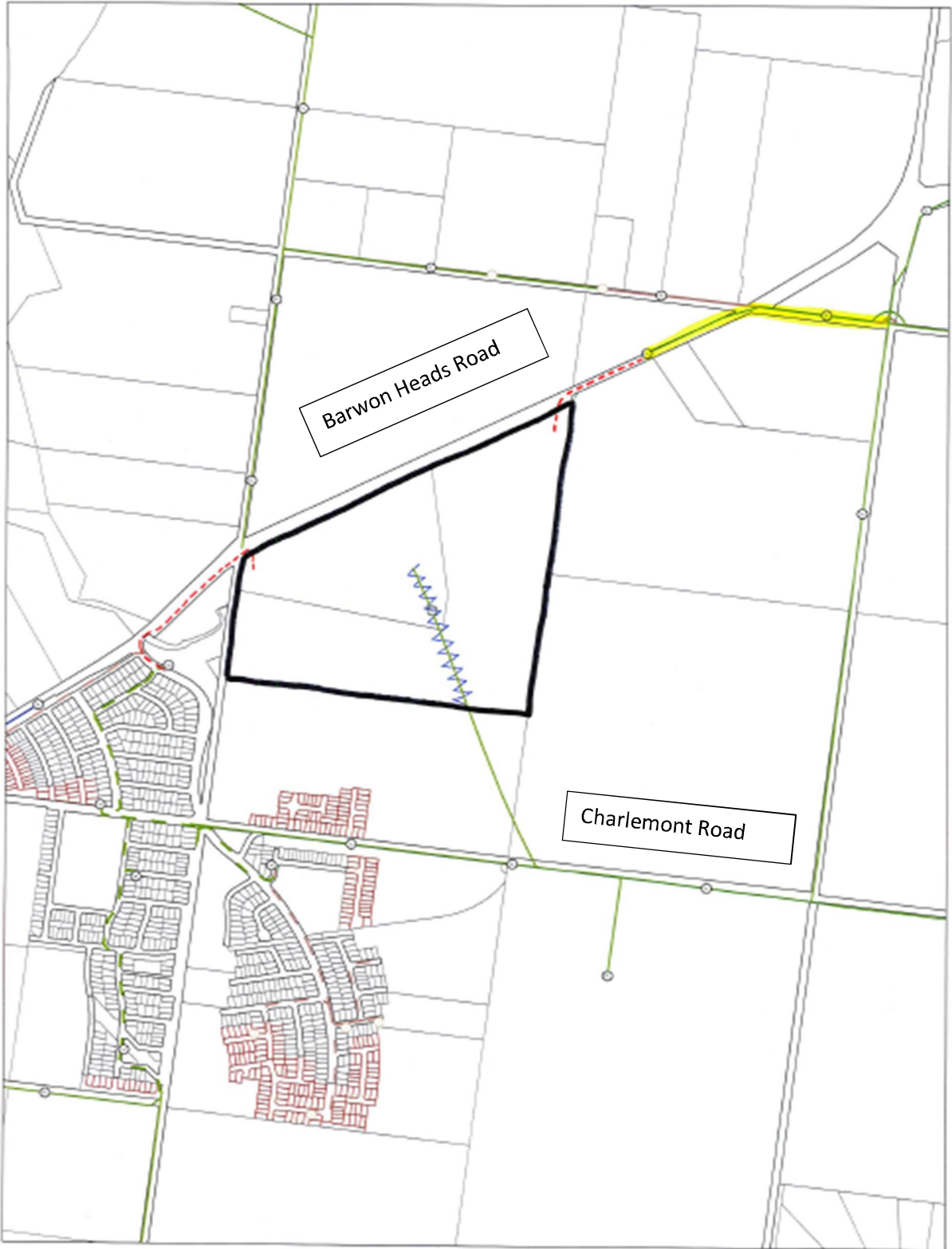
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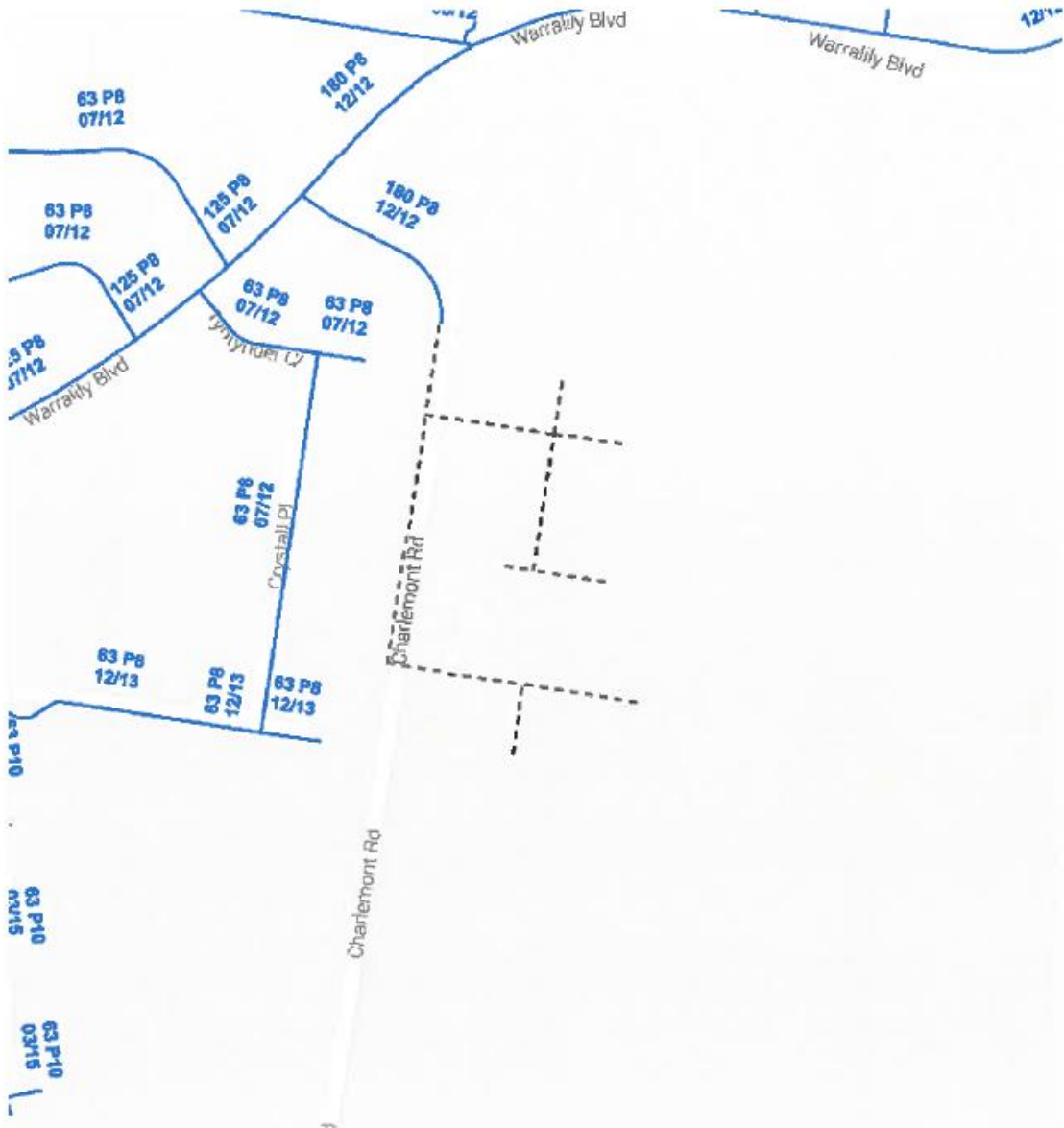
Powercor Electricity Supply Proposal

Golden, Jack

From: Gas New Estates <gas.newestates@ausnetservices.com.au>
Sent: Friday, 24 April 2015 9:29 AM
To: Golden, Jack
Subject: RE: Keirl & Rainbow (Clancy) Property, Armstrong Creek

Hi Jack,

My apologies I didn't include the drawing in the previous e-mail.



Kind Regards,

Lydia Markovska
 New Estates Works Coordinator
 Mon, Tue, Wed (Customer Operations Group) Thursday, Friday (Gas New Estates)



AusNet Services
 308 Hyde St

Yarraville VIC 3013
T: 03 9396 7625
lydia.markovska@ausnetservices.com.au
www.ausnetservices.com.au

Safety is our way of life. Everybody is responsible for leading safety. Together we seek out and correct all unsafe behaviours and aim for zero injuries.

From: Golden, Jack [<mailto:Jack.Golden@smec.com>]
Sent: Friday, 17 April 2015 8:00 AM
To: Gas New Estates
Subject: RE: Keirl & Rainbow (Clancy) Property, Armstrong Creek

Lydia,
Was anything supposed to be indicated per your email below? Is the only option supply from Charlemont Road or are there any opportunities for supply say from Barwon Heads Road?
Thanks,
Jack

Jack Golden | Technical Principal – Urban
SMEC – Australia & New Zealand Division
T +61 3 5228 3118 | M +61 439 334 022

From: Gas New Estates [<mailto:gas.newestates@ausnetservices.com.au>]
Sent: Thursday, 16 April 2015 5:24 PM
To: Golden, Jack
Subject: FW: Keirl & Rainbow (Clancy) Property, Armstrong Creek

Hi Jack

We currently have a 180 mm main in Charlemont Road that could potentially be extended to service the proposed development as indicated below.

Kind Regards,

Lydia Markovska
New Estates Works Coordinator
Mon, Tue, Wed (Customer Operations Group) Thursday, Friday (Gas New Estates)



mission zero

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www.ausnetservices.com.au

Safety is our way of life. Everybody is responsible for leading safety. Together we seek out and correct all unsafe behaviours and aim for zero injuries.

From: Golden, Jack [<mailto:Jack.Golden@smec.com>]
Sent: Wednesday, 8 April 2015 9:39 AM
To: Gas New Estates
Subject: FW: Keirl & Rainbow (Clancy) Property, Armstrong Creek

Lydia,
Further to our discussions today I request AusNet servicing advice for the above property that is currently in the preliminary planning phase.
I have attached drawings of the preliminary layout to assist your assessments.
The site is the southeast corner of the Armstrong Creek East Precinct with a draft version of the layout appended to the above Warrallily layout plan. The draft concept comprises approximately 600 residential allotments.
Your earliest advice will be appreciated.
Regards,
Jack

Jack Golden | Regional Operations Manager - Geelong
SMEC – Australia & New Zealand Division
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