



**321–399 & 361-399
Ibbotson Street, St Leonards**

Infrastructure Servicing Report

TGM 005636-200

TGM Group Pty Ltd – August 2015

Contents

Executive Summary.....	4
Background.....	4
Existing Site Conditions	4
Proposed development layout	5
Potable Water	7
Reticulated Sewerage.....	7
Recycled Water	7
Electricity	8
Gas	8
Telecommunications.....	8
Stormwater Drainage.....	8
Roads.....	10
Attachment A – Service authority advice.....	11
» Barwon Water	
» City of Greater Geelong	
» Powercor	
» SP AusNet	
» NBN Co.	

INFRASTRUCTURE SERVICING REPORT - AUGUST 2015

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Project Details

Project Name:	321 – 399 Ibbotson St - Rezoning
Client	Costa Property Nine Pty Ltd
Client Project Manager	Leigh Prossor
Authors	Alex Wilks
TGM Reference:	005636-200

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TGM Pty Ltd

27-31 Myers Street

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EXECUTIVE SUMMARY


TGM on behalf of the Owner / Developer has undertaken a review of existing and necessary future infrastructure required to service the subject site. Contact was made to all responsible Authorities who advised that the necessary infrastructure was in place or programmed to support the development of this site to General Residential Zone Schedule.

It has been determined from this investigation that the necessary infrastructure is available to provide all essential services to the proposed development. As the site contains a watercourse a small area is subject to minor flooding. With careful engineering design these issues can be addressed to alleviate any issues associated with stormwater drainage and flooding.

BACKGROUND

TGM has been requested by the Owner / Developer, Costa Property Nine Pty Ltd of the property known as 321-359 & 361-399 Ibbotson Street, St Leonards to undertake an Infrastructure Servicing Report to review existing infrastructure and report on the feasibility and availability of services to the subject land. It is proposed to rezone the land to Residential Zone 1.

Services include:

-  Potable Water
-  Sewer
-  Recycled Water
-  Electricity
-  Gas
-  Telecommunications
-  Drainage
-  Roads

Contact was made to all responsible Authorities for the provision of the essential services, their responses have been reviewed and the impacts and constraints discussed within this report. Copies of the responses are provided in Attachment A.

EXISTING SITE CONDITIONS

The subject land is known as 321-359 & 361-399 Ibbotson Street, St Leonards. The site has a frontage of 810m to Ibbotson Street and a frontage of 480m to Old St Leonards Road. The subject site comprises two (2) allotments and is not affected by any restrictive covenants or servicing easements. The subject site is located within the bounds of the St Leonards settlement boundary with urban development to the south and east. The land falls towards the south where an ephemeral water course forms a natural drainage line which runs east west flowing towards the east into the man-made Lake System prior to discharge into Port Phillip Bay.



Figure 1 – Subject Site Land

PROPOSED DEVELOPMENT LAYOUT

The subject site, having an area of 38.71Ha, will have net developable area of approximately 30.37Ha allowing 10% of the land to Public Open Space. The subject land is approximately 38.71Ha and if we used the nominal figure of 15 lots per hectare than it can be expected to yield approximately 484 lots, if developed in accordance with Fig 2 – Design Response.

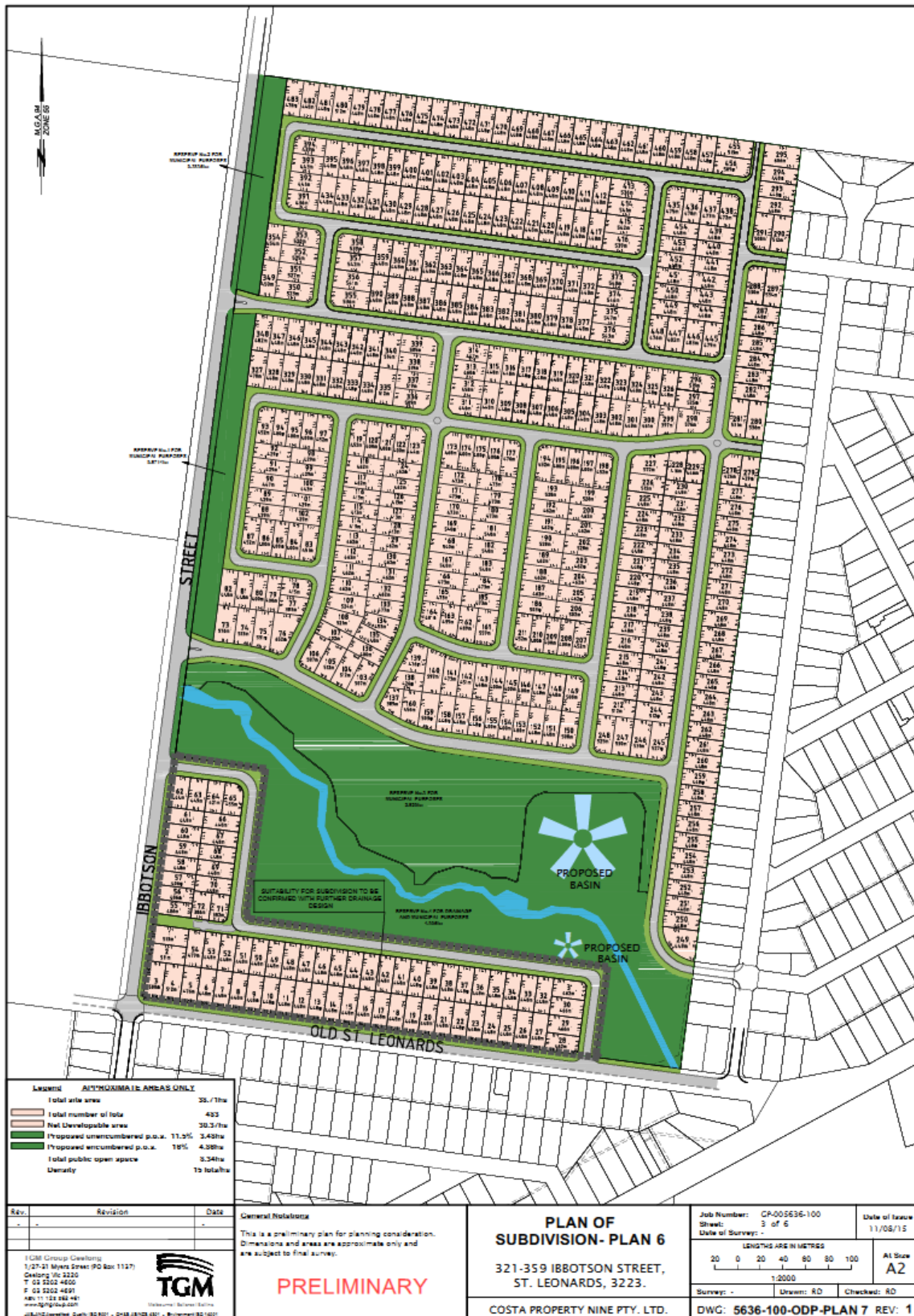


Figure 2 – Design Response

POTABLE WATER

Barwon Water has advised that the land and proposed development can be serviced by connection to the existing reticulation mains in Lake View Crescent by extensions along the existing road reserves connecting the subject land and the main in Lake View Crescent. Other connections can be made to the existing water main in Old St Leonards Road.

Barwon Water has identified that there are limitations in their existing system to service this developing area with a secure supply and has adopted a strategy to fund and construct a second feeder main from Portarlington to Indented Heads and St. Leonards. Stage 2 from Portarlington to Indented Heads was undertaken in 2010. Future stages (3 and 4) will see the feeder main constructed along Ibbotson Street providing supply for the ultimate development. Currently it is understood that stage 3 is programmed for 2017. The timing of stages 3 & 4 will depend on the development in the area and the subsequent demand generated.

The existing mains and proposed feeder main will provide sufficient pressure and flows to provide reticulated water to all properties. Direct connections can be made to the proposed DN225 feeder main in Ibbotson Street.

Under Barwon Water supply conditions the developer will design, construct and fund the necessary infrastructure, however the DN225 main in Ibbotson Street is listed as a feeder main and currently proposed to be funded by them. The funding of this main will be subject to the timing and Barwon Water policies at the time.

Barwon Water further advises that there will be a limitation to the number of properties that can be served from these existing mains, this limitation is unknown at this stage and further discussions will be required between the Developer and Barwon Water to ensure adequate pressure and flows are available as development occurs.

Due to the location of the existing services development should commence along the eastern and southern boundary as this would be more cost effective from a servicing viewpoint.

RETICULATED SEWERAGE

Barwon Water has advised that the land and proposed development can be serviced by connection to the existing DN150 gravity mains located within along the western boundary of the existing allotments fronting Lake View Crescent as there is sufficient capacity in this system to cater for the additional demand that would be generated for development of the subject land into Residential Zone 1.

The subject land can be serviced by connection and extension from the existing DN150 gravity sewers located in the existing road reserves at Doongara Avenue, Emu Street, Rigby Street and Old St Leonards Road.

Under Barwon Water supply conditions the Developer will design, construct and fund the necessary infrastructure.

Due to the location of the existing services development should commence along the eastern boundary as this would be more cost effective from a servicing viewpoint.

RECYCLED WATER

Barwon Water does not have any proposal to supply or develop systems to provide recycled water to St Leonards.

ELECTRICITY

Powercor advise that the area would be serviced from their existing feeder line, DDL13 which has adequate capacity to cater for this development.

The main supply for the subject land would be from the existing overhead high voltage conductor in Old St Leonards Road which has adequate capacity to supply this development. Alternative connections could be made to the overhead high voltage conductor in Doongara Avenue and Ibbotson Street, but these options are not preferred.

Powercor advise that they have no concerns with supplying the subject land if rezoned to Residential Zone 1, at Ibbotson Street, St Leonards.

Under Powercor supply conditions the Developer will design, construct and fund the necessary infrastructure.

The existing overhead high voltage conductor in Ibbotson Street has only has limited capacity to supply into new development and therefore supply from Old St Leonards Road is preferred.

The overhead power lines could be relocated or moved underground at the Developers cost.

Due to the location of the existing services development should commence along the eastern or southern boundary as this would be more cost effective from a servicing viewpoint.

GAS

SP AusNet has advised that Natural Gas infrastructure currently provides St Leonards and that the existing network near the subject site consists mainly of DN63 mains which can provide sufficient capacity to the subject land if rezoned to Residential Zone 1. Depending on the demand and timing of development system augmentation will be required by SP AusNet.

Under SP AusNet supply conditions SP AusNet will design, construct and fund the necessary infrastructure required for the proposed development.

TELECOMMUNICATIONS

NBN Co has advised that the subject land is within NBN Co's long term fibre footprint and meets the necessary criteria to receive fibre to the premises telecommunication infrastructure.

Under their supply conditions the Developer will design, construct and fund the necessary infrastructure, pits and conduits within the development boundary to enable NBN Co to supply and install the optic fibre.

Under normal circumstances NBN Co will ensure services are provided prior to the first request for service.

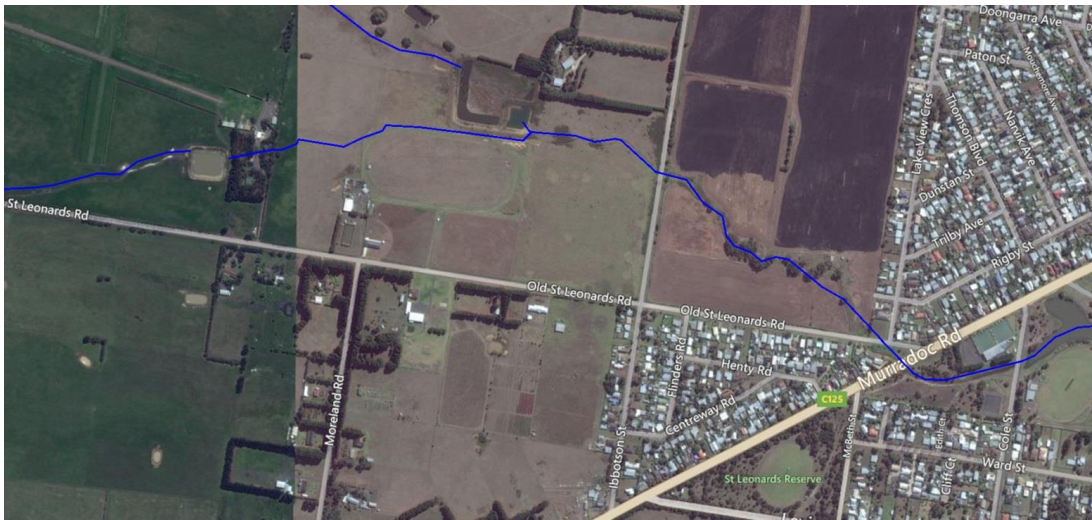
STORMWATER

The subject land is currently zoned Farming Zone (FZ) and is used for agricultural purposes. The proposed rezoning and residential development of the site will change the land use from farming to residential allotments with a resulting change in the runoff characteristics of the site. The site generally has a gentle grade from the northern boundary towards the south. With the addition of roofs, concrete and road pavements, the fraction impervious of the site will increase, and by the adoption of underground piped

systems in accordance with standard practice, the time that it takes for water to travel from the extreme edges of the site to the lowest point are reduced.

Existing Waterways

An existing ephemeral water course crosses the site in the south, running approximately from west to east. Upstream (west) of the site, this water course becomes less distinct, and its catchment comprises farming land, with corresponding low runoff characteristics. Downstream (east) of the site, the water course runs through residential development in a constructed grass channel before entering a large lake with a weir structure holding back the water before entering Port Phillip Bay.



During extreme weather events flooding from this water course occurs primarily on the south west corner of the subject site. The extent of the flooding and the proposed engineering design to address the flooded land to allow its development is subject to a separate report produced by TGM. (321 – 399 Ibbotson Street St Leonards Stormwater Management Plan July 2014)

This study and the associated preliminary engineering design demonstrate that this section of the subject site can be developed with no adverse impacts on the surrounding land.




Stormwater Management and WSUD


In line with conventional stormwater design and Council requirements, the development of the land to residential will require the use of water sensitive urban design (WSUD) elements to enhance the water quality of runoff generated on site.

The proposed basin location and indicative sizing is shown in Figure 23 – Design Response.

To address the impacts that the additional stormwater generated from this site, it is proposed to provide the stormwater management and WSUD via two offline detention and treatment basins, one for the northern area of the site and another in the south, both will attenuate the development flows to discharge pre-development flows into the water course.

WSUD is to be provided in the base of the proposed detention basins by incorporating a wetlands system in the base to achieve best practice in the reduction of pollutants to the following acceptable levels:

-  Reduction in Suspended Solids 80%
-  Reduction in Total Phosphorus 45%
-  Reduction in Total Nitrogen 45%

 Reduction in Gross Pollutants 70%

Concept sizing and location of the detention basins and WSUD requirements are provided in the Stormwater Management Plan.

ROADS

The subject land currently has 2 road frontages, Ibbotson Street, an unsealed gravel road to the West and Old St Leonards Road to the south which is a 3.6m sealed road. In addition to these roads three road reserves exist along the eastern boundary connecting the subject land to the existing street network, Doongara Avenue, Emu Street and Rigby Street that provide connectivity to the existing road network.

Cardno have been engaged to undertake a traffic and transport assessment for the proposed development. Please refer to their report 'Traffic and Transport Assessment, Ibbotson Street Subdivision – Growth Area 1 for further information on the proposed road and transport works.

ATTACHMENT A – SERVICE AUTHORITY ADVICE

-  **Barwon Water**
-  **City of Greater Geelong**
-  **Powercor**
-  **SP AusNet**
-  **NBN Co.**

Alex Wilks

From: Judy Phillips <Judy.Phillips@barwonwater.vic.gov.au>
Sent: Thursday, 5 June 2014 1:09 PM
To: Alex Wilks
Cc: Ashlea Prior
Subject: FW: Servicing Advice: 321-359 & 361-399 Ibbotson Street, St Leonards
Attachments: ODP Plan 1 V2 2-5-2012 ODP OPTION 2 (1).pdf

Alex

Previous advice regarding water is still current. See extract below from the Supp regarding services on 225 mains.

5.11.2 Connections to water mains

Connections for property services shall only be installed on drinking and non-drinking water mains up to and including DN225mm.

Once all servicing confirmation has been received a formal reply will be sent.

regards

Judy Phillips

Team Leader Land Development | Barwon Water

40-44 Lonsdale Street, South Geelong | P.O. Box 659, Geelong, Victoria 3220
T: 03 52269142 | F: 03 52214983 | W: www.barwonwater.vic.gov.au

orised by the TGM Group Pty Ltd.

9 May 2012

TGM Group Pty Ltd
PO Box 1137
GEELONG VIC 3220

Dear Peter Preece,

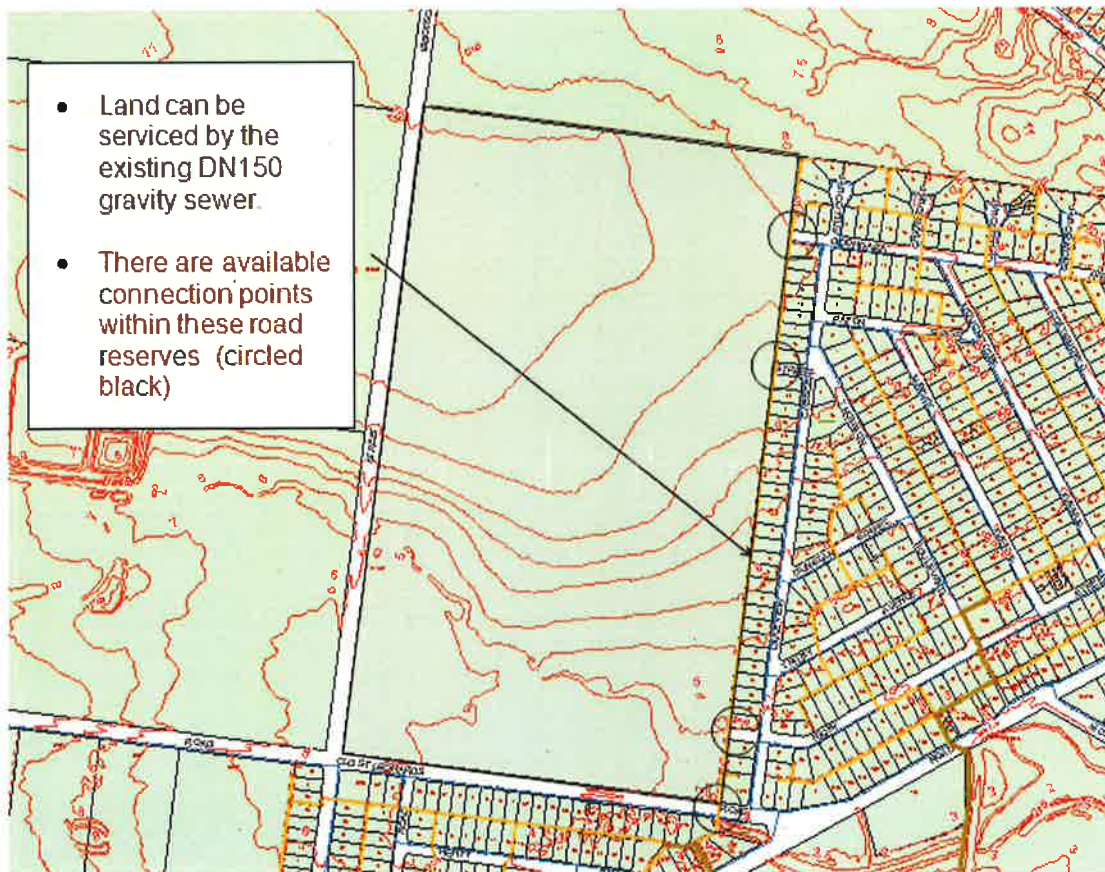
RE: 321-359 & 361-399 IBBOTSON STREET ST LEONARDS

In regards to your enquiry, dated 27/04/2012 concerning the proposed servicing requirements for the above-mentioned location, Barwon Water makes the following comments.

Sewer

The property can be serviced with sewer by the existing DN150 gravity sewer that runs south opposite the lands east boundary. There is sufficient capacity in this sewer to service this land. There are connection points available in the road reserve, as shown the below plan.

Therefore if this land is rezoned to Residential 1, Barwon Water would have no objections towards this land being service serviced with sewer.



Barwon Region Water Corporation

ABN 86 343 318 514

61-67 Ryrie Street, Geelong Victoria 3220
PO Box 659 Geelong Victoria 3220 TEL 1300 656 007 FAX +61 3 5221 8236
DX 22061 (Geelong)

www.barwonwater.vic.gov.au

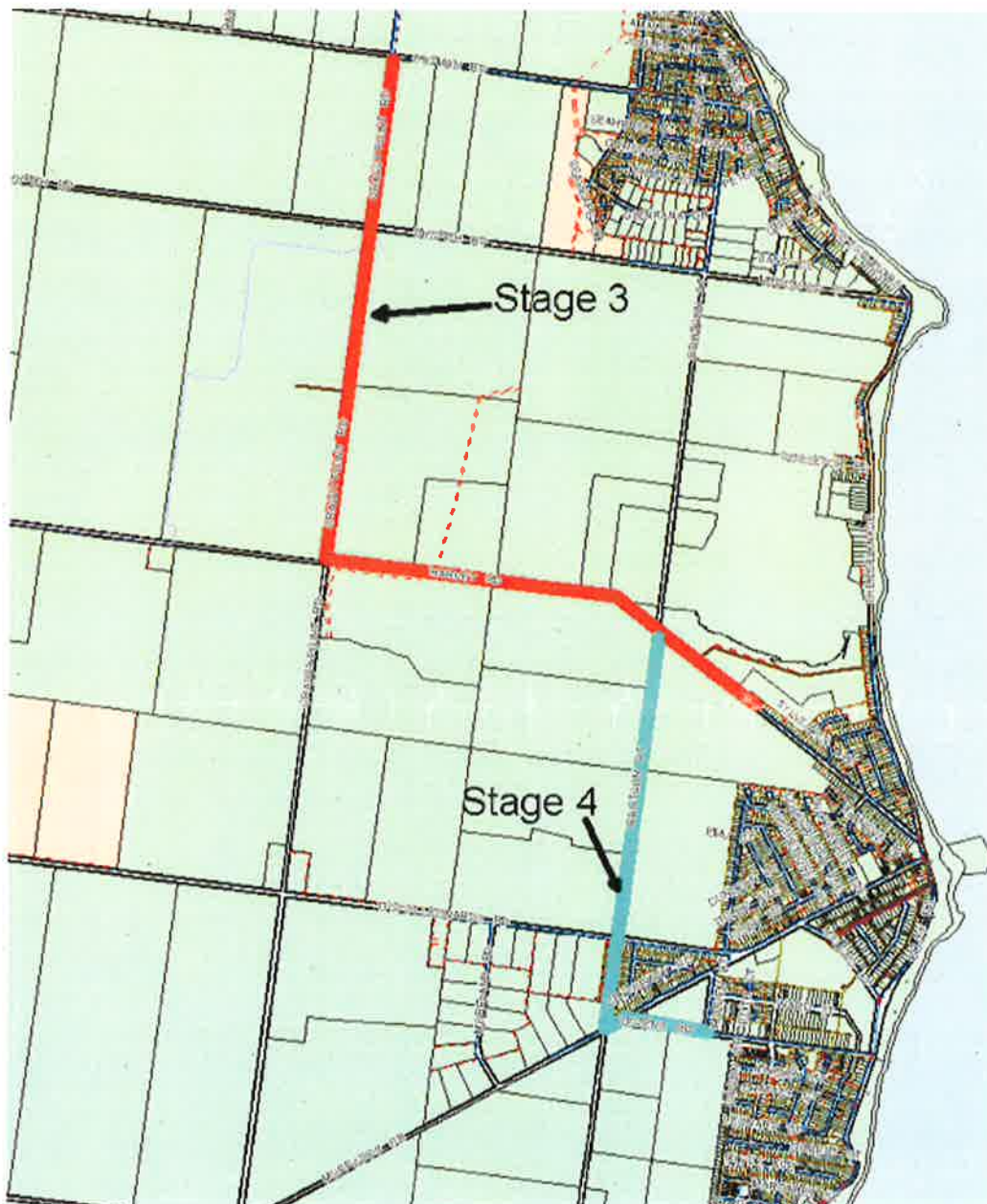
Water

Potable water is currently supplied to St Leonards via a 250mm main along the Esplanade. There is currently sufficient potable water capacity to cater for minor additional greenfields and infill development in St Leonards from this main.

To improve security of supply and provide capacity for large scale urban growth, Barwon Water has been progressively upgrading the water supply system with the construction of a second water feeder pipe from Portarlington to Indented Head and St Leonards. The most recent upgrade in 2010 saw the construction of a pipeline from Tower Road Portarlington to Indented Heads. The proposed future upgrades to St Leonards are to occur in two stages, referred to as stages 3 and 4 (see below plan).

- Stage 3 - New pipeline from Batman Road Indented Head, via Grassy Point Road and Harvey Road. This would cater for the northern growth area. *- Water Plan 2013 - 2017 -*
- Stage 4 - New pipeline from Harvey Road, via Ibbotson Street to Leviens Road. This would cater for the southern growth area.

The construction of these assets will depend on the progression of development in St. Leonards. The investment required for stages 3 and 4 is in the order of \$10M.



With regard to the above advice, the property at 321-359 & 361-399 Ibbotson Street can initially be serviced from reticulation mains in Old St Leonards Road and Lake View Crescent. As development progresses the capacity in the reticulation mains will be reached and the 225mm main for Ibbotson Road will be required. See below plan.

The property is adjacent to stage 4 of the planned 225mm main and will draw potable water from this main at ultimate development.



Should you require any further information please contact the development officer listed above at Barwon Water's Lonsdale Street office, South Geelong.

Yours sincerely,

Michael Condon
Manager Development and Conservation

Tim Davis

From: John Bryce [JBryce@geelongcity.vic.gov.au]
Sent: Friday, 27 April 2012 5:11 PM
To: Tim Davis
Cc: Alex Wilks; Sarah Storen; Jacinta Rivette
Subject: RE: Initial Servicing Request - 321-359 & 361-399 Ibbotson Street, St Leonards
Attachments: 005636-200 Council - Initial Servicing 27.04.12 .pdf; 2561_001.pdf

Dear Alex (Tim)

After consulting the St Leonards Structure Plan, your request has been noted and referred to Council's Planning Strategy and Strategic Implementation Units for registration and attention.

It is noted that the site is identified as *'protect for potential long term residential growth'* which Engineering Services understands to be a 'holding category' for the purpose of preventing development or activity or use that may prejudice the land for possible residential use into the future.

There has been no requirement therefore, to provide detailed site investigation for servicing the site with drainage and access at this stage. Intuitively it is expected that because of the age of much of the downstream and adjoining development infrastructure, there will be under-performing downstream systems and areas at risk of inundation that may need addressing because of the flat nature of the terrain.

It is preferable that initial contact in relation to strategic planning matters are lodged firstly through the planning strategy unit in order that applications for information can receive appropriate attention.

John Bryce
Senior Development Engineer, Engineering Services

P: 03 5272 4420
M: 0409138321
F: 03 5272 4374
E: jbryce@geelongcity.vic.gov.au



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Follow us on  and 

From: Tim Davis [mailto:timd@tgmgroup.com]
Sent: Friday, 27 April 2012 2:57 PM
To: John Bryce
Cc: Alex Wilks; Peter Preece
Subject: Initial Servicing Request - 321-359 & 361-399 Ibbotson Street, St Leonards

Good Afternoon John,

Could you please provide us with a servicing report for the subject site as per attached letter and plans. Please note a hard copy is in the mail

If you have any questions, please call me on (03) 5202 4600.

Regards,

Stephen Hundt

From: Hodge, Neville <NHodge@powercor.com.au>
Sent: Wednesday, 28 May 2014 7:23 AM
To: Stephen Hundt
Subject: RE: Servicing Advice: 321-359 & 361-399 Ibbotson Street, St Leonards

Stephen,

As there has been no significant change to our Network in the St Leonards area since 2012 the previous advice still applies.

Regards

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

☎ 03 5240 7573 | 📠 03 9683 5151
✉ nhodge@powercor.com.au

From: Stephen Hundt [<mailto:stephenh@tgmgroup.com>]
Sent: Monday, 26 May 2014 15:13
To: Hodge, Neville
Subject: Servicing Advice: 321-359 & 361-399 Ibbotson Street, St Leonards

Good afternoon Neville,

In mid May 2012 (email dated 15 May 2012), you provided us with preliminary servicing advice for the above proposed development site. Could you please advise if the previously provided information remains valid, or advise of any changes to the previous information. Please refer to the attached plan for concept layout and lot numbers.

If you have any questions, please call me on (03) 5202 4600.

Regards,

Stephen Hundt | Senior Design Engineer
Mobile 0407 748 638 • **Email** stephenh@tgmgroup.com



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Alex Wilks

From: Hodge, Neville [NHodge@powercor.com.au]
Sent: Tuesday, 15 May 2012 10:21 AM
To: Alex Wilks
Subject: FW: 321 - 359/ 361 - 399 Ibbotson Street, St Leonards residential development (PM order 80088342)

Alex,

Comments from Network Planning Enginner, Mark Lindorff, is as follows:

There are no concerns with supplying this development at Ibbotson Street, St Leonards.

Area of development is ~ 40 Ha @ 15 lots per Ha ~ 600 lots.

Existing feeder DDL13 has adequate capacity to cater for this development.

Existing overhead high voltage conductor in Old St Leonards Road is 6/1/.093 ACSR which has adequate capacity to supply this development.

One constraint is the existing overhead high voltage conductor in Ibbotson Street which is 3/2.75 steel and only has limited capacity to supply into new development.

Could possibly extend overhead high voltage conductor in Doongarra Avenue but probably not preferred.

Therefore this development would need to be mainly supplied from Old St Leonards Road.

Regards

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

P 03 5240 7573 | **F** 03 5240 7751
E nhodge@powercor.com.au

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Stephen Hundt

From: Mark Baker <mark.baker@sp-ausnet.com.au>
Sent: Monday, 26 May 2014 3:08 PM
To: Stephen Hundt
Subject: RE: Initial Servicing Request - 321-359 & 361-399 Ibbotson Street, St Leonards
Categories: Saved in J:\005636 (St Leonards Rezoning - Schokman)\200-CE\Emails\Received

Good Afternoon Stephen,

Previous comments are still valid.

Regards

Mark Baker
Principal Network Planning Engineer
Asset Strategy and Planning | SP AusNet

Level 30, 2 Southbank Boulevard, Southbank VIC 3006
T: 61 3 9695 6223 | F: 61 3 8635 7604 | M: 0409 544 783
Email mark.baker@sp-ausnet.com.au | www.sp-ausnet.com.au

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From: Stephen Hundt [mailto:stephenh@tgmgroup.com]
Sent: Monday, 26 May 2014 3:02 PM
To: Mark Baker
Subject: FW: Initial Servicing Request - 321-359 & 361-399 Ibbotson Street, St Leonards

Good afternoon Mark,
In early May 2012 (email dated 1 May 2012 - below), you provided us with preliminary servicing advice for the above proposed development site. Could you please advise if the previously provided information remains valid, or advise of any changes to the previous information. Please refer to the attached plan for concept layout and lot numbers.

If you have any questions, please call me on (03) 5202 4600.

Regards,

Stephen Hundt | Senior Design Engineer
Mobile 0407 748 638 • Email stephenh@tgmgroup.com



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From: Peter Preece
Sent: Tuesday, 1 May 2012 2:28 PM
To: Mark Baker

Cc: Alex Wilks; Elad Tal; Elsie Zhao; Tim Davis

Subject: RE: Initial Servicing Request - 321-359 & 361-399 Ibbotson Street, St Leonards

Thanks Mark,

Your quick response is appreciated.

Should you have any queries, please do not hesitate to contact me.

Regards

Peter

Peter Preece | Director - Infrastructure

Mobile 0407 367 621 • **Email** peterp@tgmgroup.com



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From: Mark Baker [<mailto:mark.baker@sp-ausnet.com.au>]

Sent: Tuesday, 1 May 2012 2:26 PM

To: Peter Preece

Cc: Alex Wilks; Elad Tal; Elsie Zhao; Tim Davis

Subject: RE: Initial Servicing Request - 321-359 & 361-399 Ibbotson Street, St Leonards

Afternoon Peter,

As indicated, tentatively there is sufficient capacity however, the surrounding infrastructure consists purely of 63 mm mains and depending on the uptake, loading and timing a definitive conclusion is difficult as your development is at the end of the network as indicated below.

General uptake will be fine however, within this network also exists Drysdale, Portarlinton and Clifton Springs all w anticipated growth.

At some stage, augmentation of the network will be required, however as indicated, sufficient capacity currently exists.



Regards

Mark Baker
Lead Engineer Strategic Planning
Networks Strategy and Development Division | SP AusNet

Level 30, 2 Southbank Boulevard, Southbank VIC 3006
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Email mark.baker@sp-ausnet.com.au | www.sp-ausnet.com.au

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From: Peter Preece [<mailto:peterp@tgmgroup.com>]
Sent: Tuesday, 1 May 2012 1:55 PM
To: Mark Baker
Cc: Alex Wilks; Elad Tal; Elsie Zhao; Tim Davis
Subject: RE: Initial Servicing Request - 321-359 & 361-399 Ibbotson Street, St Leonards

Hi Mark,

Thanks for your email.

Could you please confirm that there is sufficient capacity in the existing gas infrastructure to service approximately 550 residential Lots if this land is rezoned to Residential 1 Zone.

Should you have any queries, please do not hesitate to contact me.

Regards

Peter

Peter Preece | Director - Infrastructure
Mobile 0407 367 621 • **Email** peterp@tgmgroup.com



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From: Mark Baker [<mailto:mark.baker@sp-ausnet.com.au>]
Sent: Tuesday, 1 May 2012 1:49 PM
To: Tim Davis
Cc: Alex Wilks; Peter Preece; Elad Tal; Elsie Zhao
Subject: RE: Initial Servicing Request - 321-359 & 361-399 Ibbotson Street, St Leonards

Good Afternoon Tim, currently surrounding gas infrastructure exists to tentatively support your proposal.



Regards

Mark Baker
Lead Engineer Strategic Planning
Networks Strategy and Development Division | SP AusNet

Level 30, 2 Southbank Boulevard, Southbank VIC 3006
T: 61 3 9695 6223 | F: 61 3 8635 7604 | M: 0409 544 783
Email mark.baker@sp-ausnet.com.au | www.sp-ausnet.com.au

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From: Tim Davis [<mailto:timd@tgmgroup.com>]
Sent: Friday, 27 April 2012 2:04 PM
To: Mark Baker
Cc: Alex Wilks; Peter Preece
Subject: Initial Servicing Request - 321-359 & 361-399 Ibbotson Street, St Leonards

Mark,

Further to a message I left on your answering machine this morning please find attached letter requesting servicing report for the above mentioned development. Please note a hardcopy is in the mail.

If you have any questions, please call me on (03) 5202 4600.

Regards,

14 May 2012

Pre Application Certificate – Proposed Subdivision - 321-359&361-399 IBBOTSON ST, ST LEONADS, VIC

*Ben Johnson
PO Box 1137
Geelong Vic 3220*

Dear Ben,

Thank you for your request for an Early Certificate.

NBN Co is pleased to advise that the Proposed Subdivision - 321-359&361-399 IBBOTSON ST, ST LEONADS, VIC is within NBN Co's long term fibre footprint and meet's NBN Co's criteria to receive fibre to the premise telecommunications infrastructure.

Please ensure that once sufficient information is available regarding the Proposed Subdivision - 321-359&361-399 IBBOTSON ST, ST LEONADS, VIC to register the development at www.nbnco.com.au/newdevelopments ensuring NBN Co has sufficient time to plan for fibre infrastructure.

This certificate is conditional upon the Developer of the Proposed Subdivision - 321-359&361-399 IBBOTSON ST, ST LEONADS, VIC entering into an agreement with NBN Co for the provision of fibre infrastructure.

Thanks and Regards,

NBN Co Developer Liaison Team