



MANAGING STATE GOVERNMENT EASEMENTS SECURES A SUCCESSFUL ESTATE

PROJECT: Development of Harriott at Armstrong Creek Estate – Armstrong Creek, Victoria **CLIENT:** Jinding

PROJECT BACKGROUND

The Harriott at Armstrong Creek is a residential community designed and built by Jinding – a diversified real estate agency from Melbourne, Australia. The estate is located between Geelong and the coastal areas of the Bellarine Peninsula.

MNG was engaged to survey the development area, capture all assets safely, and provide Jinding with a comprehensive digital terrain model to support engineering activities.

CHALLENGES

When acquired for development, the original parcel of land was spread over two separate titles. With the existing site occupied as farming land, it was imperative that precise, up-to-date detailed plans of each site (and their surrounds) be established to ensure the land was designed to its full potential.

A decommissioned transmission line that ran across the project site required major works to remove all assets including towers, conductor lines and footings along the 40km stretch of line. The planned

removal of all disused assets located on the site was welcomed by the developer, ensuring useable green open space would be maximised for effective lot design. It would also provide easier access to the site and assist with the inclusion of low-impact, acreage lots within the estate.

As the tower infrastructure was located within a state easement, special consideration was required by the relevant government authority to have the easement nulled. Without this, it would not be possible to create lots across the easement and the estate would not be financially viable.

With its proximity to surrounding wetlands, the inclusion of a pump station within the development area would be required to ensure compliance was met. This necessitated a resurvey of a high-water mark to determine the extent of the land parcel.

Major roadways bordered the site and would require surveying as part of the scope of the project. This posed as a challenge with potential disruptions to traffic and the safety of the surveying team and road users would need to be considered.



WITH ITS PROXIMITY TO SURROUNDING WETLANDS, THE INCLUSION OF A PUMP STATION WITHIN THE DEVELOPMENT AREA WOULD BE REQUIRED TO ENSURE COMPLIANCE WAS MET.

SOLUTIONS

MNG utilised a high-accuracy Aerial Laser Scanning (ALS) system and high-resolution imagery throughout the development area, to capture the detailed survey information.

The ALS survey included major features of Harriott Road and Barwon Heads Road, and encompassed road and drainage features, existing crossings, kerb details and any visible services.

MNG also liaised with Barwon Water to complete an "as-constructed" survey of the sewage pump station located on site. This was undertaken in accordance with all water authority specifications and supplied to the relevant engineering contractor.

To ensure all road assets were captured safely and efficiently, MNG opted to complete a Mobile Laser Scan (MLS), in tandem with traditional survey, along the adjacent roadways.

Traffic management was arranged to minimise disruption and ensure the safety of road users and contractors.

Following the successful completion of all surveys, a comprehensive digital terrain model was supplied to Jinding for engineering purposes.

MNG was actively involved in negotiations with Alcoa and the local power provider regarding the

transmission lines connecting the decommissioned Anglesea Power Station and Point Henry Smelter. This resulted in the removal of the disused easement, through Section 23 of the Subdivision Act. With the completion of the certification process removal of the easement from the title, Stage One of the development could proceed.

OUTCOMES

In consultation with Jinding, MNG developed a comprehensive surveying schedule to achieve all large-scale subdivision outcomes, quickly, safely and efficiently.

Liaising with relevant authorities, MNG was able to acquire all necessary compliance and certification, in preparation of title lodgment to Land Victoria. For the client, this meant all requirements were met for final subdivision approval to secure the early issue of titles. Early issue of titles is paramount for the developer, as once titles are issued, they can be transferred to the buyer and the developer then receives payment.

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