

DEVELOPMENT OF HARRIOTT ESTATE

PROJECT Development of Harriott Estate | Armstrong Creek, Victoria

CLIENT Jinding Australia

THE SITE

Harriott at Armstrong Creek estate is a masterplanned community by Jinding Australia, situated in the Armstrong Creek growth corridor south of Geelong in Victoria. On completion, the development will comprise of 720 lots over the 79ha site.

Bordered by the Sparrovale Wetlands, the idyllic community boasts quality residential housing and is ideally located between Geelong and the coastal areas of the Bellarine Peninsula.

THE CHALLENGE

The original parcel of land when acquired for the development 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.



CASE STUDY

THE SOLUTION

A feature survey was undertaken utilising a high accuracy Aerial Laser Scanning (ALS) system, to capture detailed survey information and high-resolution imagery throughout the development area. The ALS included major features of Harriott Road and Barwon Heads Road and encompassed road and drainage features, existing crossings and kerb details and any visible services.

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 ensure minimal disruption was caused and the safety of road users and contractors was sustained.

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

The disused easement was removed through Section 23 of the Subdivision Act, with MNG actively involved in negotiations with the local authority, Alcoa (regarding the transmission lines connecting the decommissioned Anglesea Power Station and Point Henry Smelter) and the local power provider to assist in the process. With the certification process completed and the subsequent removal of the easement from the title, Stage One of the development could now proceed.

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

THE OUTCOME

In consultation with Jinding, MNG developed a comprehensive surveying schedule to achieve all large-scale subdivision outcomes in the most time efficient manner.

Liaising with all relevant authorities, MNG was able to acquire all necessary compliance and certification in preparation of title lodgment to Land Victoria. This ensured all requirements were met for final subdivision approval to secure the early issue of titles.



COMPLETING SURVEYING WORKS ON SITE

A KEY BENEFIT TO THE CLIENT WAS THE EXPEDITED ACQUISITION OF ALL COMPLIANCE AND CERTIFICATION IN PREPARATION OF TITLE LODGEMENT.



MNG PROVIDE INNOVATIVE AND PERSONALISED SOLUTIONS FOR ALL PROJECTS

TALK WITH US TODAY TO FIND OUT MORE

MNG Perth
Level 1, 2 Sabre Crescent,
Jandakot WA 6164
(08) 6436 1599

E info@mngsurvey.com.au
W mngsurvey.com.au

MNG Ref: 94643cs-133a

MNG Melbourne
31/574 Plummer Street,
Port Melbourne VIC 3207
(03) 7002 2200