

42-80 Manuka Road Berwick

Prepared for: Parklea Berwick Pty Ltd
17 July 2025





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Document	Servicing Infrastructure Report – Manuka Road
File Location	X:\Projects\300426\30042626E - Manuka Rd Berwick_General\Docs\Reports\Servicing Report FINAL
Project Name:	42-80 Manuka Road, Berwick
Project Number:	30042626E.00
Revision Number	7

Revision History

Revision No.	Date	Prepared By	Reviewed By	Approved for Issue By
1	14/12/2015	Tess Barrett	Jim O'Donahue	Jim O'Donahue
2	13/10/2017	Brett Sanderson	Brett Sanderson	Brett Sanderson
3	24/11/2020	Brett Sanderson	Brett Sanderson	Brett Sanderson
4	15/01/2021	Brett Sanderson	Brett Sanderson	Brett Sanderson
5	12/04/2022	Chris Cathcart	Darren Powell	Darren Powell
6	11/10/2023	Simon Baek	Chris Cathcart	Darren Powell
7	17/07/2025	Dillon Bettess	Chris Cathcart	Darren Powell

Issue Register

Distribution List	Date Issued	Number of Copies
Parklea Developments Pty Ltd	15 January 2021	1 No. Digital
Veris Pty Ltd	12 April 2022	
Parklea Developments Pty Ltd	11 October 2023	1 No. Digital
Parklea Berwick Pty Ltd	17 July 2025	1 No. Digital

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Front cover image: Timbertop (Parklea)

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Table of Contents

1.	Introduction	1
2.	Subject Site.....	2
3.	Development Proposal.....	4
4.	Infrastructure Review	5
4.1	Servicing Authorities	5
4.2	Roads.....	5
4.3	Drainage.....	6
4.3.1	Local Drainage	6
4.3.2	Melbourne Water	6
4.4	Sewer & Water	7
4.4.1	Potable Water	7
4.4.2	Recycled Water.....	10
4.4.3	Sewer	10
4.5	Telecommunications	12
4.6	Electrical.....	13
4.7	Gas	14
5.	Conclusion	14
	Appendix A – MW Preliminary Advice	15
	Appendix B – SEW Preliminary Advice	19

1. Introduction

The following servicing report has been prepared by SMEC Pty Ltd for the purposes of providing infrastructure servicing advice associated with the development of the parcel of land at 42-80 Manuka Road, Berwick (Subject Site).

We recommend reading this report in conjunction with all other Planning Permit documentation.

The scope of the report is to identify any servicing and/or engineering requirements and constraints for the proposed residential development of the subject site.

Where specific information has not been available, we have made strategic assumptions based on conversations and formal and informal advice from Authorities and key stakeholders. SMEC has also drawn on its significant engineering experience within Victoria and for similar projects in the area.

This servicing report has been based on the Overall Concept Plan – Manuka Road Berwick prepared by Veris, reference 8131UDAZ_2 dated 2 June 2020 and included as Attachment A.

The information outlined in this report has been obtained and may differ at some future date when development conditions are officially requested.

Based on SMEC's experience and the investigations undertaken to date we believe that the subject land has availability and access, subject to service authority approvals, for connection to all necessary services. It is recommended that these services can accommodate the proposed residential development of the Subject Site.



Figure 1: Development Plan- Source Veris

2. Subject Site

Located within the suburb of Berwick and within the municipality of the City of Casey (CoC), the subject site is approximately 19 Hectares in size. The site is located to the East of Berwick along Cardinia Creek. Development of the site will occur over the three parcels 42, 62 & 72 Manuka Road Berwick with a parcel known as Clover Cottage (54 Manuka Road) which is designated future residential, this parcel of land does not form part of the proposed development discussed within this report. The Subject Site is bounded by Manuka Road to the West, Allan Street to the South, DSE reserve to the North, and Grasmere and Cardinia Creek to the East refer to Figure 3.

Most of the site is currently zoned Farming Zone and is intended to be re-zoned residential. The eastern section of 62 & 72 Manuka Rd is identified as Green Wedge Zone. It is located between the Melbourne Water (MW) pipe track and Cardinia Creek.

The site is subject to a number of overlays, Figure 1 represents the Subject Site boundaries. The Subject Site is subject to the following overlays, Figure 2:

- Significant Landscape Overlay across whole development area
- Heritage Overlay (HO50) for 62 Manuka Road and (HO49) for 54 Manuka Road (Clover Cottage is not part of the Subject Site)
- Vegetation Protection Overlay (VPO2) immediately abuts the development at 72 Manuka Road
- Bushfire Management Overlay across all parcels
- Land Subject to Inundation (LSIO) overlay along Grasmere Creek

As per the contour plan below, the site is relatively steep with numerous sub-catchments within the area.

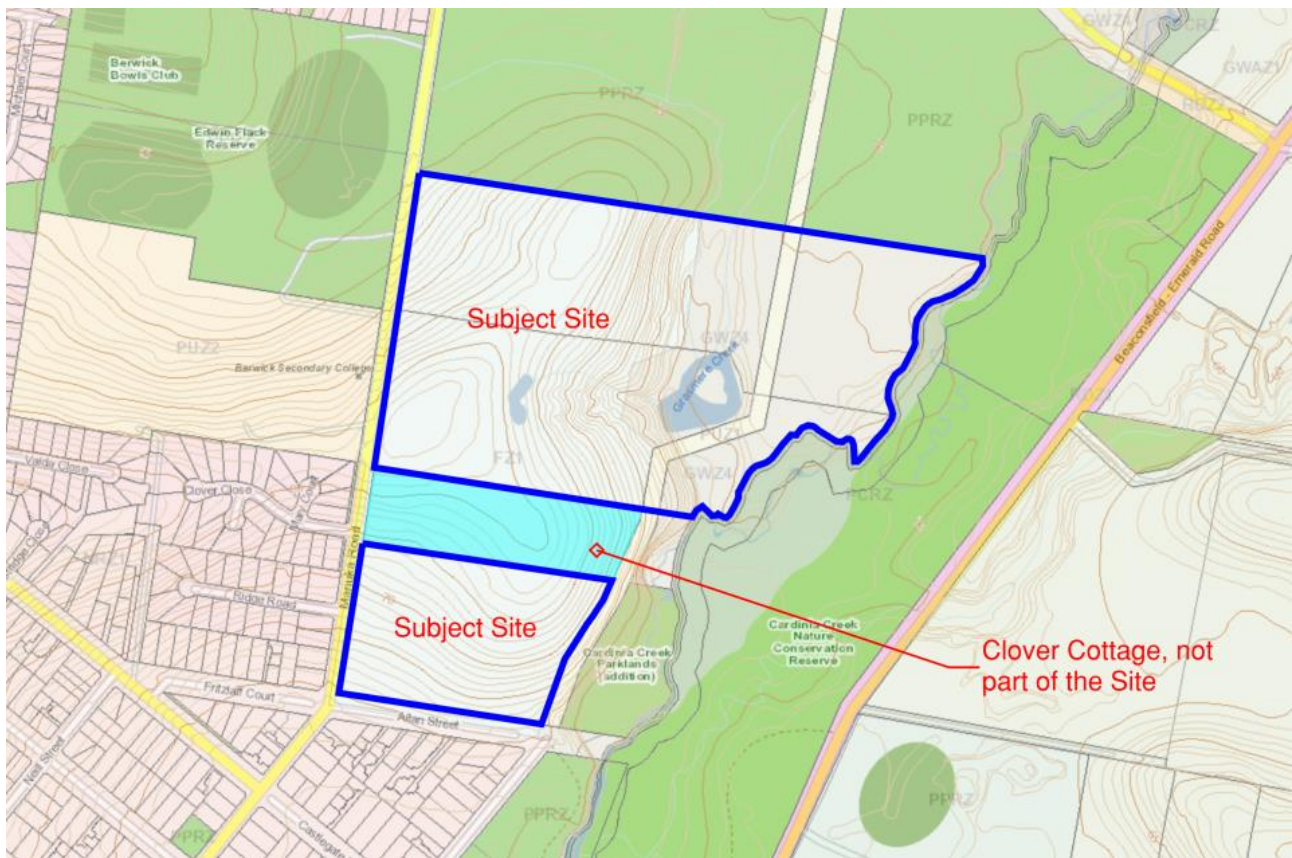


Figure 2: Subject Site- Source Vicplan

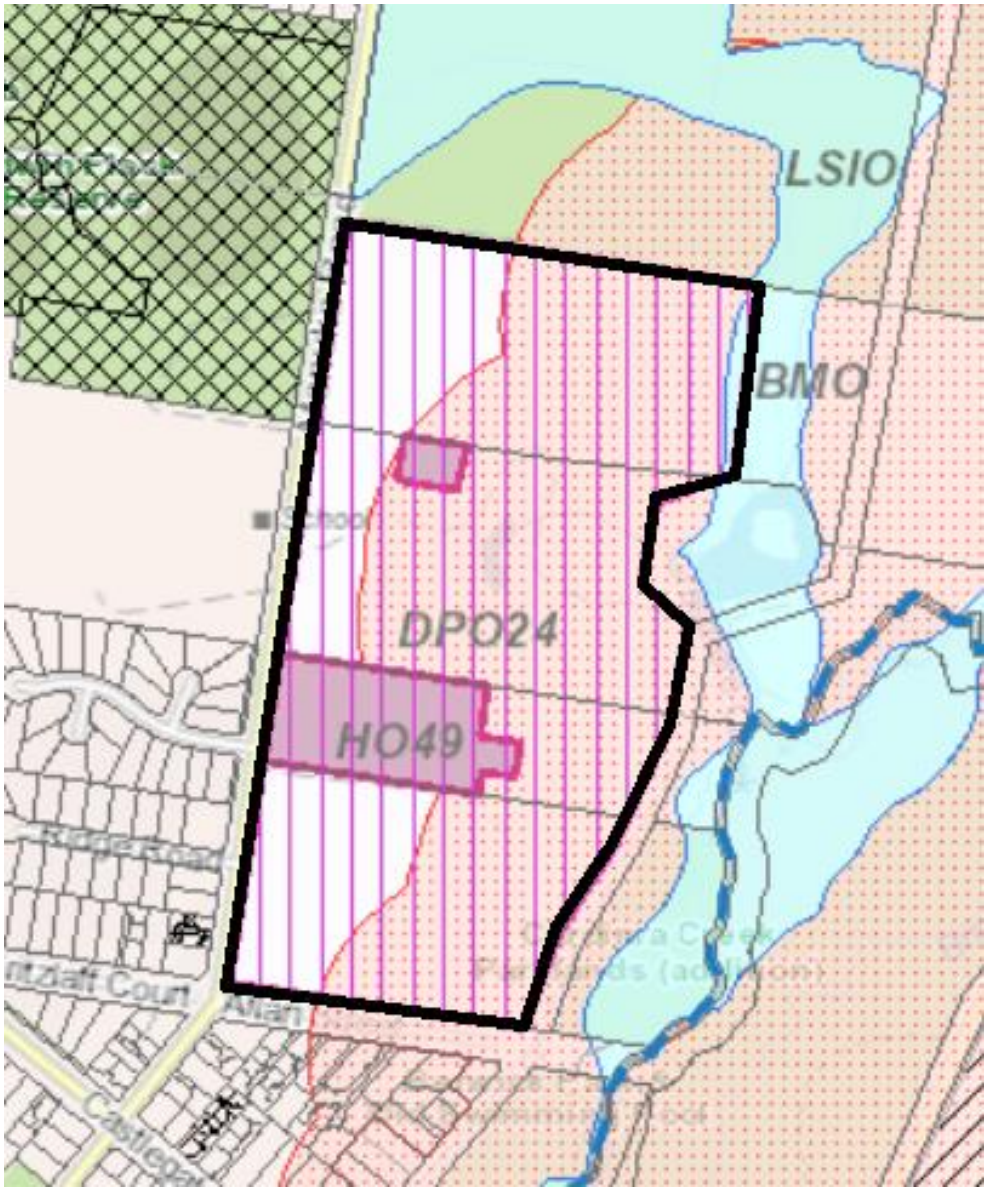


Figure 2-1 Planning Scheme Overlays

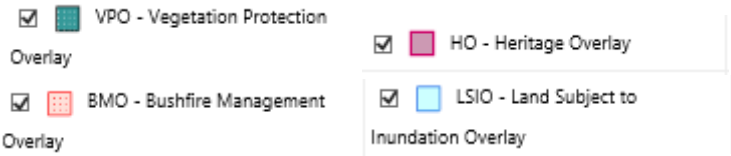


Figure 3: Planning Overlays – Source Vicplan

3. Development Proposal

The proposal is to develop the Subject Site into a residential community. Access to the Subject Site is proposed to be via Manuka Road for the northern portion and Allan Street for the southern portion.

4. Infrastructure Review

4.1 Servicing Authorities

The Subject Site is located within the jurisdiction of the following Authorities:

Authority	Infrastructure
City of Casey	Local Roads & Drainage
Melbourne Water	Main Drainage
South East Water	Sewer & Water
Telstra/Optus/NBN	Telecommunications
APA Group Networks (Transmission) AusNet Gas Services	Gas
Ausnet Electricity Services Pty Ltd	Electricity

4.2 Roads

The City of Casey is the responsible authority for road works within and surrounding the Subject Site. Roads will be designed and constructed to the satisfaction of Council and in accordance with the Victorian Planning Authority (VPA) Engineering Design and Construction Manual.

Manuka Road is classed as a Trunk Collector and appears in reasonable condition. Manuka Road is a sealed / kerbed road with underground drainage infrastructure. Manuka Road is not intended for upgrade as part of the subdivision works. However, Manuka Road will have a right turning lane added to access Allan Street.

Allan Street is classed as a Local Road and presently is unsealed and unkerbed with limited aboveground drainage infrastructure in the form of open channels. Allan Street will partly be upgraded to a sealed road as part of the development of 42-52 Manuka Road, compliant with the City of Casey and the VPA Manual.

The intersection of Allan Street and Manuka Road will remain as a T-intersection due to no future connection of Fritzlaff Court, (refer to Traffix Group assessment). Figure 4 below provides an aerial view of the existing intersection.



Figure 4: Allan Street and Manuka Road Intersection – Source Google Maps

4.3 Drainage

4.3.1 Local Drainage

The CoC is the responsible authority for minor local drainage while MW is the responsible authority for the provision of major drainage facilities and regional drainage networks with catchments greater than 60 Ha. The catchment area for the Subject Site is less than 60 Ha and will be a Council maintained asset. Drainage works will be designed and constructed in accordance with the VPA and the CoC standards.

Council requires underground drainage be constructed within the development to cater for 20% AEP events. Storm events up to 1% AEP frequency within the site will be accommodated via overland flow contained within the road reserves. All proposed lots will be provided with at least 150mm freeboard above the 1% AEP flood levels in the road reserves and 600mm adjacent to major drainage infrastructure.

The desktop assessment and investigation has identified the following CoC controlled local drainage assets:

- DN450mm pipe (feeding to outfall Castlegate Place) located within Manuka Road servicing the intersection of Manuka Road, Allan Street and Fritzlaff Court.
- DN300 - 450mm pipe located within the western boundary of Manuka Road servicing the residential development west of Manuka Road.
- DN225mm pipe in Allan Street at the south east corner of the subject site that continues down Cardinia Street.

Internal flows of the Subject Site will be captured and treated within the site's own proposed system. Treatment is intended to occur in 4 No. locations by means of Wetlands, Retarding basins and a proprietary treatment unit prior to discharge from the site to the surrounding Cardinia and Grasmere Creeks.

The Manuka Road Berwick Stormwater Management Plan should be read for further detailed information.

4.3.2 Melbourne Water

The subject site is not located within a Development Services Scheme (DSS). Although the Subject Site is not within a DSS, consultation with MW has occurred, and will continue in preparation of the site's Stormwater Management Plan.

MW has advised that the development will be required to capture, retard flows and treat all stormwater onsite to meet best practice performance objectives. A copy of the preliminary advice can be seen in Appendix D.

A summary of the preliminary advice provided by MW is as follows:

- The subject site is located adjacent to Grasmere Creek and Cardinia Creek and future development is to incorporate waterway corridors widths in accordance with Melbourne Water's Waterway Corridor guidelines and Water Sensitive Urban Design (WSUD).
- WSUD should be located around the development on a streetscape scale.
- All new lots are to be a minimum of 600mm above the 1% AEP flood level associated with Cardinia Creek and Grasmere Creek.
- A Stormwater Management Strategy is to be prepared at functional design stage addressing onsite retardation and stormwater quality treatment requirements.
- The Melbourne Water Cardinia-Pearcedale main and Cardinia-Berwick transfer water mains are located adjacent to the proposed development. The developer will be required to fund all fencing along the boundary of the development and Melbourne Water Reserve.
- Melbourne Water may require a development setback from the existing flood plain.

The proposed systems will be designed and approved in coordination with the City of Casey and MW where ultimately ownership and maintenance of the system will be the responsibility of the City of Casey.

The overall configuration of both the retention and treatment systems has been documented in the Manuka Road SWMP and should be read in conjunction with this report.



Figure 5: Melbourne Water Flood Contour Map

4.4 Sewer & Water

Sewer and water facilities are available near the Subject Site and can be extended from the existing surrounding network to adequately service the development's requirements. Preliminary servicing advice has been sourced and is presented in the following sections.

The developer will be required to enter into an agreement with South East Water (SEW) for the provision of sewer and water supply facilities.

4.4.1 Potable Water

SEW is the responsible authority for the provision of water supply facilities to service the Subject Site.

The following existing potable water infrastructure is located adjacent the subject site:

- DN100mm water main located on the south side of Allan Street.
- DN100mm water main on the north side of Fritzlaff court.
- DN100mm water main on the western side of Manuka Road.
- DN300mm water main on the west side of Manuka Road beginning north of the Subject Site near Gavinton Place.

Refer to Figure 6.



Figure 6: Existing Potable Water Assets

SEW has advised that for the site to be adequately serviced with potable water it will be necessary to construct approximately 824 metres of DN150mm water mains. The DN150mm main will need to be reticulated from Manuka Road looping throughout the site twice, refer to Figure 7.

As part of the works approximately 300m of DN150mm main will need to replace the existing DN100mm in Manuka Road adjacent to the Subject Site.

A copy of the preliminary advice is in Appendix B.

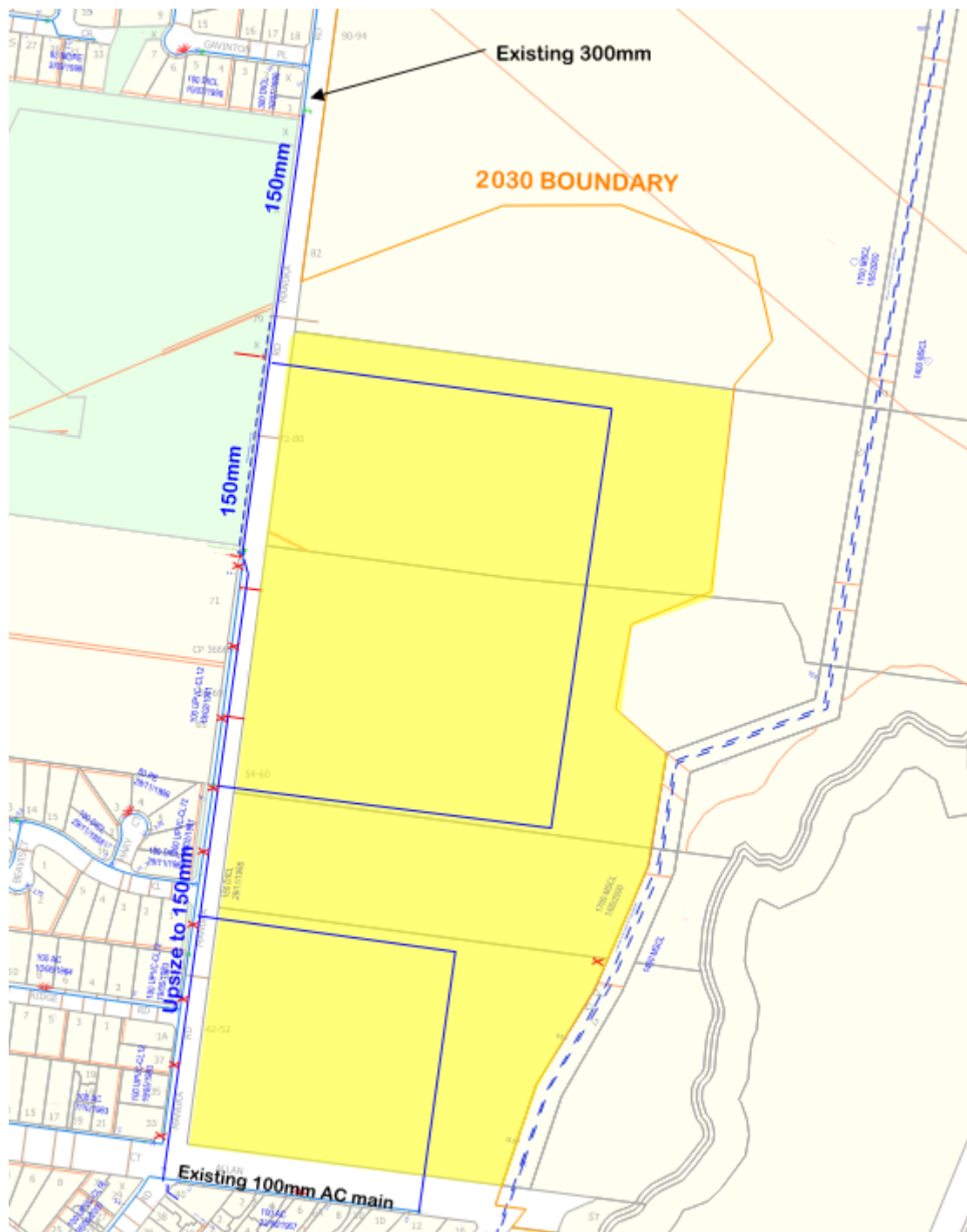


Figure 7: SEW Water Plan

4.4.2 Recycled Water

The Subject Site is not located in a mandated recycled water supply area and is not intended for implementation as part of the development.

4.4.3 Sewer

South East Water is the responsible authority for the provision of sewerage facilities to service the Subject Site.

The following existing sewer infrastructure, refer to Figure 8, is available surrounding the Subject Site:

- Manuka Road Pump Station (SPS183) with DN150mm rising main feeding MH AKP1-20 north of Clover Cl.
- DN225mm main located on the western side of Manuka Road, north of Ridge Road.
- DN150mm sewer main on the west side of Cardinia Street.

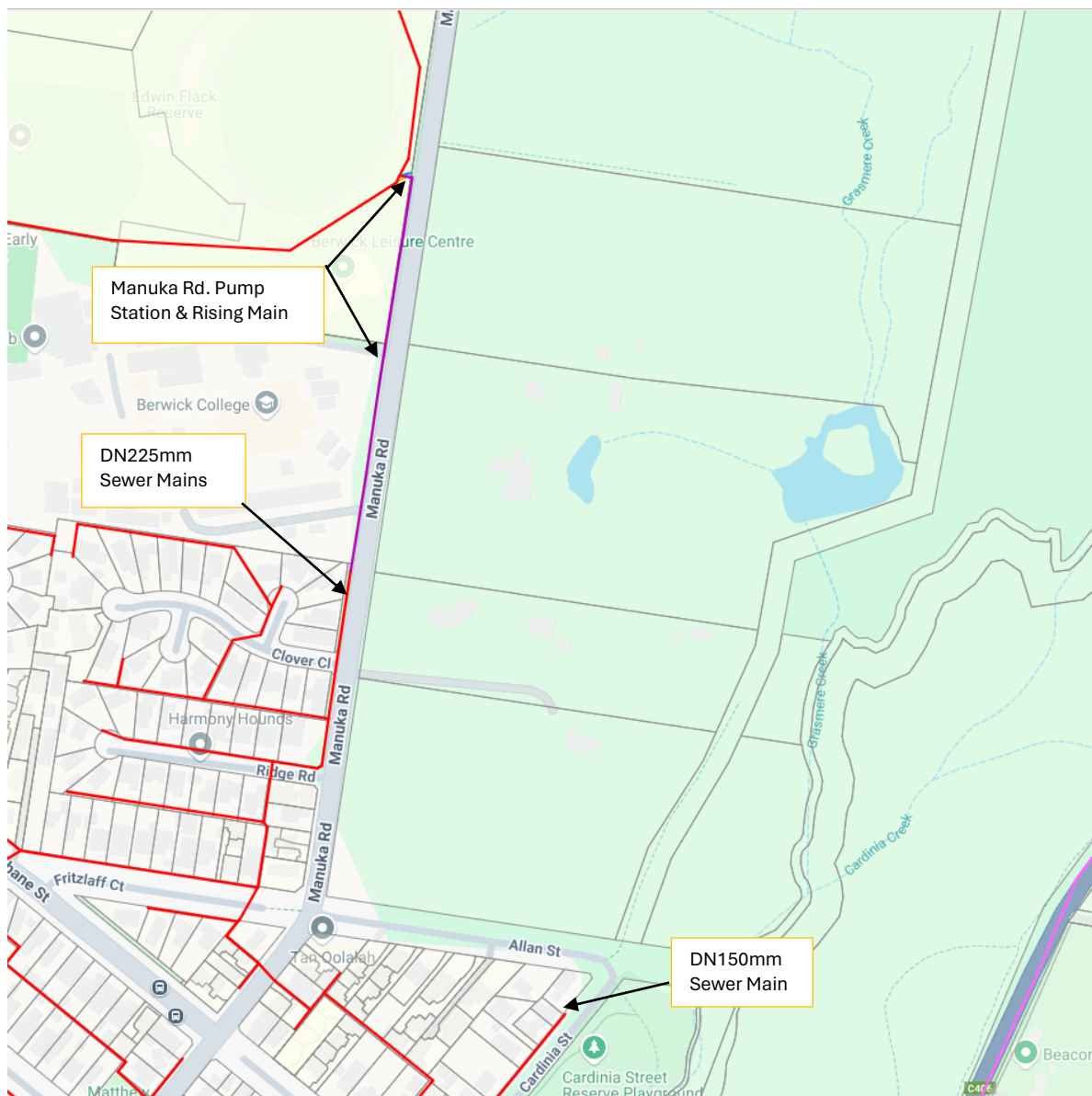


Figure 8: Existing Sewer Infrastructure

SEW has advised the proposed development is to be divided into 3 No. outfalls as shown in Figure 9. The outfalls and catchment are as follows:

- Catchment A: Discharge to the existing Manuka Road pumping station (SPS183).
- Catchment B: Discharge to the proposed Manuka East pumping station.
- Catchment C: Discharge to the existing 150mm sewer via manhole No. AKP1-77

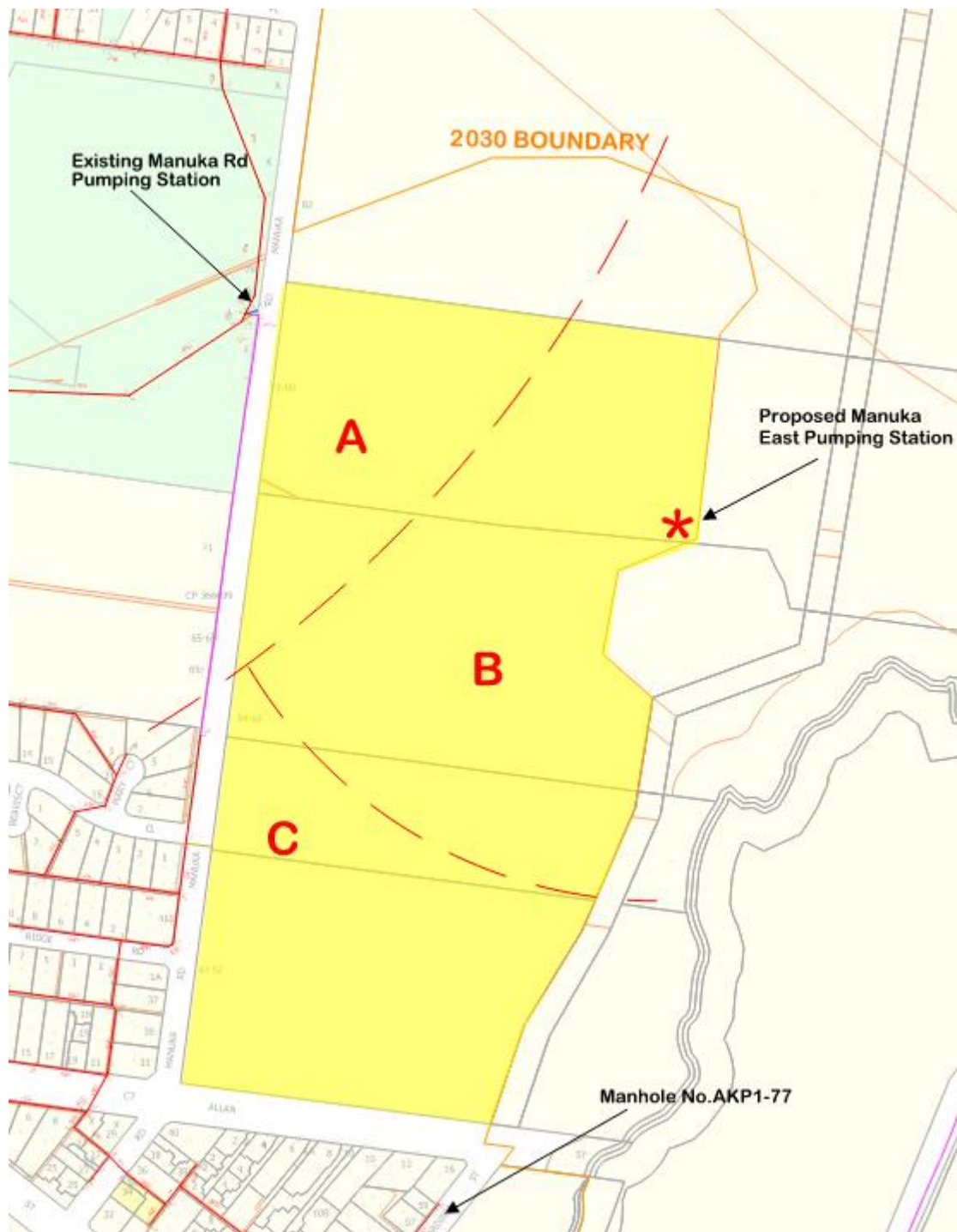


Figure 9: SEW Sewer Catchments

SEW has indicated that the above existing services should have sufficient capacity to service the proposed development, however a final assessment will be made when the final catchment flows for the development are known. Upgrade works to the existing system may be required.

4.5 Telecommunications

The developer will provide pit and pipe infrastructure (“fibre ready”) to the Subject Site. The developer will be responsible for the trenching, supply and installation of pits and pipes followed by engagement of either NBN Co or a private operator, such as Opticomm, to supply and install optical fibre cables to each lot.

NBN has been installed adjacent to the site and is readily available for connection, see below:

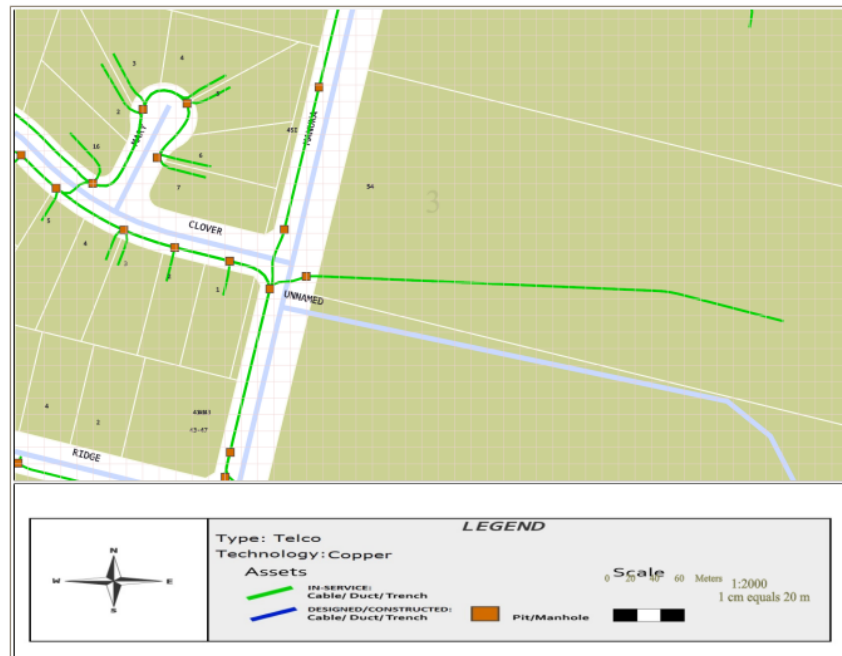


Figure 10: NBN infrastructure Adjacent to Manuka Road

NBN Co. is the main provider of optic fibre for the greater area. Figure 11 demonstrates the extent of the optic fibre roll out of the area around the Subject Site.

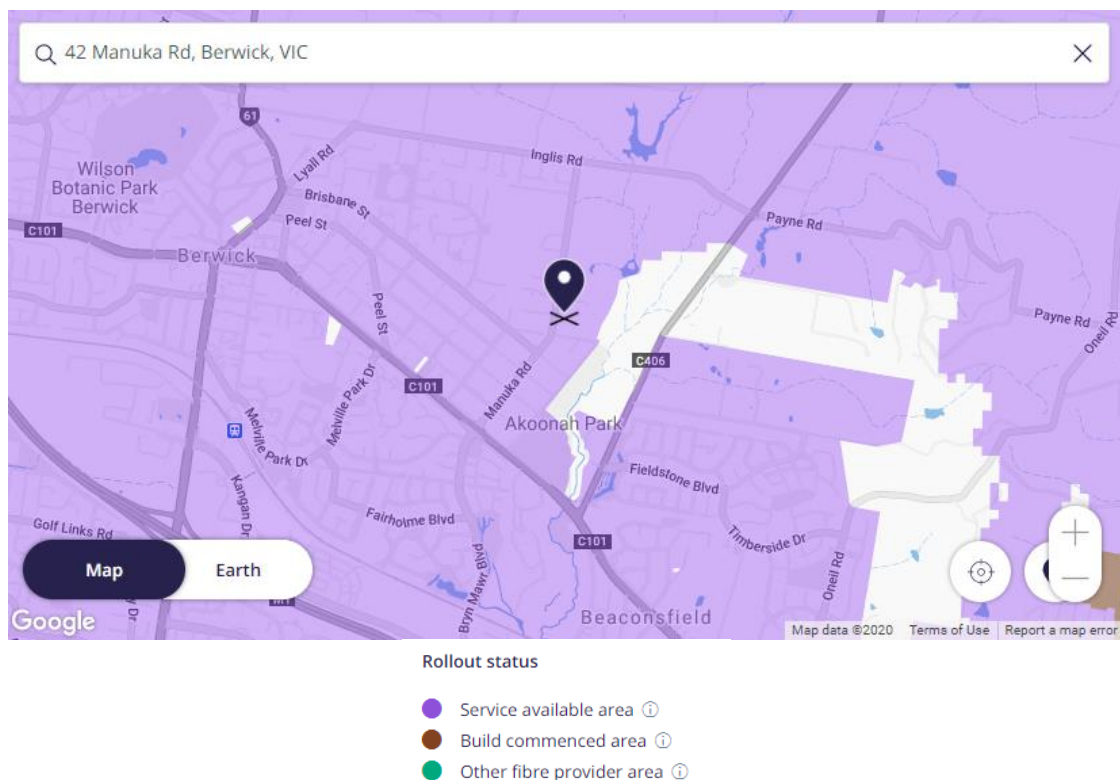


Figure 11: NBN Rollout Map – Source website - iiNet

4.6 Electrical

AusNet Services is the responsible authority for the provision of electricity supply to service the Subject Site. Electricity supply can be provided to the subdivision in accordance with the retailer's terms and conditions for residential land development.

The following existing electrical services have been identified:

- High Voltage overhead cable is located on the east side of Manuka Road
- Low Voltage overhead cable is located on the south side of Allan Street.

The following preliminary advice has been provided by AusNet Services:

- There is a 22kV High voltage feeder available for the development area in Manuka Road on the eastern side. The line is known as a BWN 14 feeder and has the capacity to meet the needs of the Subject Site.
- As a residential development, the electrical distribution must be via underground supply with kiosk reserves required in the development area. There may also be the need for cable easements within the development area.
- It is estimated at least one kiosk will be required for this development area, possibly two.
- A kiosk will typically supply 125 lots.
- AusNet Services currently reimburses HV infrastructure costs at a scheduled rate reflective of what HV asset is installed.
- If there are existing distribution assets in the development area, these will need to be relocated or removed at the developer's cost.

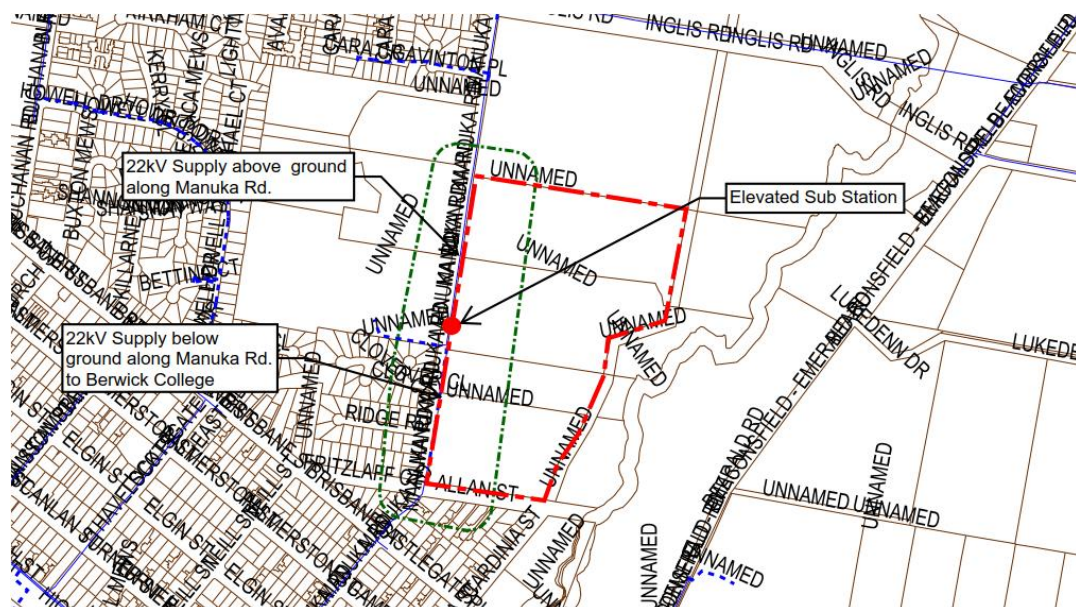


Figure 12: Ausnet Services – Servicing Pan

4.7 Gas

As per Casey Planning Scheme amendment no. VC250 as of 01 May 2024 the amendment supports Victorias Gas Substitution Roadmap (Victorian Government, 2022) by prohibiting new gas connections for new dwellings, apartments and residential subdivisions where a planning permit is required.

Gas servicing will therefore not be required for the subject site.

5. Conclusion

Based on our experience and the investigations carried out, SMEC believes that the Subject Site has availability and access, subject to Authority approvals, for connection to all necessary services. The extension of any services would be in accordance with the standard development process.

Based on the preliminary advice received from SEW, construction of an additional DN150mm water main to connect to the existing infrastructure in Manuka Road and Allan Street will be required. The existing and proposed sewer infrastructure has capacity to service the development and will be confirmed upon formal application.

The existing high voltage electrical infrastructure in Manuka Road is believed to have capacity to service the proposed development size. Electrical distribution must be via underground supply and 1 No. kiosk (min) within the subject site will be required. Telecommunication services appear readily available to service the subject site in accordance with the retailer's terms and conditions and gas connectivity is not required as per the planning scheme.

Onsite retardation and stormwater quality treatment to meet best practice objectives will be required in accordance with the City of Casey and Melbourne Water's guidelines.

The information in this report is preliminary and has been obtained as a result of servicing advice requests and discussions with officers from the relevant authorities and may differ at a future date when development conditions are officially requested. SMEC cannot accept responsibility if any Authority changes its requirements after the date of this report.

Appendix A – MW Preliminary Advice

11 September 2020

Sarah Law
SMEC
727 Collins St
Melbourne VIC 3008

Dear Sarah,

Proposal: Prospective development and multi-lot subdivision

Site location: 62 Manuka Road, Berwick

Melbourne Water reference: MWA-1181681

Date referred: 03/08/2020

Thank you for your application regarding the proposed development at the above property. Melbourne Water has reviewed the proposal and provides the following advice for your consideration.

Hydraulic advice

1. A drainage strategy must be provided outlining details on all water quality, onsite retention and hydraulic impacts on the waterway. The strategy must include the following:

- A detailed survey of the entire length of the existing waterway, including the centreline and alignment of the bed and banks as well as long sections and typical cross sections;
- The location and species types of vegetation affected at the project site as well as upstream and downstream of the project site;

a) channel capacity;

b) stream velocities;

c) shear stresses and stream powers at different flow rates likely to be experienced (according to the flow regime and proposed channel geometry) in order to determine the likely impact on channel stability;

d) channel stability and in channel vegetation is not negatively impacted by the hydraulics of the realigned section;

e) methods to minimise the requirement for rock lining and scour protection.

2. A Flood Extent Plan and Overland Flow-path must be prepared for plan for the subdivision and any assets such as waterways, wetlands and retarding basins including Lot levels based on the certified survey plan. Submitted information must include flooding information for a storm event that has an Annual Exceedance Probability AEP of 1% chance of occurring each year, in any one year and must be submitted to Melbourne Water for acceptance. These plans must be submitted in .PDF format and one of the additional electronic formats:

- tab (MapInfo)
- mif/mid (MapInfo Interchange)
- dxf (AutoCAD)

- gml (OS MasterMap)

3. Stormwater runoff must be retarded back to pre-development levels, for all storms up to and including the 1% Annual Exceedance Probability AEP for a 24 hour event.

Waterway requirements

4. The certified Plan of Subdivision must specify drainage easements/reserves in favour of Melbourne Water Corporation for all existing/or proposed Melbourne Water drains and or waterways located within the land, pursuant to Section 12(1) of the Subdivision Act.

5. A minimum setback of 30 metres either side of a waterway must be provided from any development to maintain natural drainage function, provide functional habitat values and prevent instability and water quality deterioration. Prior to certification, the plan of subdivision must be amended to include a minimum 30 metres drainage reserve from either side of the waterway measured from the top of bank in favour of Melbourne Water.

6. Prior to the commencement of works, a Site Environmental Management Plan (SEMP) must be submitted to Melbourne Water for review. The SEMP must show the location and nature of environmental values identified through site environmental assessments, and include details of measures to protect or mitigate risk to those values. The SEMP must include a site map detailing the location and design of all measures in relation to significant site values including the following:

- Silt fencing;
- Access tracks;
- Spoil stockpiling;
- Trenching locations;
- Machinery/Plant locations;
- Exclusion fencing around native vegetation/habitat;
- Vehicle wash down bay (to prevent introduction of weeds);
- Areas subject to dust, noise and/or light control;
- Litter control measures.

7. Prior to the commencement of works, a Work Method Statement and a Task Risk Assessment must be submitted to Melbourne Water for review, outlining the general construction techniques to be adopted. The statement must address the following:

- Process for machinery to access the creek;
- OH&S measures in place to reduce risk;
- Diversion of flows for low and high flows;
- Evacuation procedure during times of high flows.

8. Prior to completion of detail design of the proposed works, the proponent will need to formally apply to Melbourne Water's Asset Services Team to conduct any works on or near a Melbourne Water asset (including waterways). Prior to undertaking any works, the proposal must be accepted by Melbourne Water and the contractor must be in receipt of a Melbourne Water Permit to Work.

9. Prior to the approval of works at this site, the proponent must provide to Melbourne Water written evidence that a Cultural Heritage Management Plan CHMP assessment has been undertaken. Where a CHMP is required, a copy of the plan must be submitted to Melbourne Water for our records. The applicant should note that the Aboriginal Heritage Act 2006 and Aboriginal Heritage Act Regulations 2007 have been enacted within Victoria. According to this legislation, a Cultural Heritage Management Plan CHMP may be required before works can commence along waterways and natural wetlands. To check whether a CHMP is required for this proposal you are advised to contact the Office of Aboriginal Affairs Victoria OAAV on 1800 762 003. Additionally, a map of Victoria's culturally sensitive heritage areas along with an Aboriginal Heritage Planning Tool can be accessed on the Aboriginal Affairs Victoria website.

Asset requirements

- No works are permitted within the Melbourne Water owned land (pipe track). The pipe track contains critical drinking water infrastructure.
- Structures (buildings, road, etc) must be located a minimum of 5m from the property boundary.

Upon submission of detailed plans, further development requirements will be applicable.

Advice

Melbourne Water assesses development applications in accordance with the adopted 'Guidelines for Development in Flood Affected Areas' (DELWP). Under these guidelines, development in or adjacent to a floodplain may only be acceptable where the new development is protected from flooding, has safe access to and around the development and does not interfere with the passage and storage of floodwaters.

Melbourne Water records show that the proposed work(s) is likely to have an impact on a matter of national environmental significance, and/or the work(s) is either situated on Commonwealth land or may impact on Commonwealth land. Under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act), the proposed works may need to be referred to the Minister for the Environment, Land, Water and Planning DELWP. For further advice on referrals visit DELWP's website or contact DELWP on 136 186. For further information relating to any local environmental requirements contact your local Council. Where an EPBC Act referral process is undertaken, evidence of the results of this process must be submitted to Melbourne Water for our records.

This advice is valid for a period of three months from the date of this letter.

The above information is only preliminary and forms no contractual agreement between your company and Melbourne Water. Melbourne Water reserves the right to alter any or all of this information at any time.

For enquiries in relation to this application please contact our Customer Service Centre on 131 722.

Regards,



Segujja Kakembo
Development Planning Services

Appendix B – SEW Preliminary Advice

2 NOVEMBER 2020

Mr Brett Sanderson
E-mail: brett.sanderson@smec.com

Dear Mr Brett Sanderson,

PRELIMINARY SERVICING ADVICE FOR 42-82 MANUKA ROAD & ALLAN STREET, BERWICK
OUR REFERENCE: CASE NUMBER 36902880 FILE 10PD7540
YOUR REFERENCE: 42 - 88 MAUNKA RD BERWICK

I refer to your application requesting Preliminary Servicing Advice for the provision of South East Water's drinking water and sewerage facilities to the above property. We are able to provide you with the following general servicing advice for the proposed development based on the information provided.

This preliminary servicing advice has been prepared based on the information available at the time, however we reserve the right to vary this advice in the future as circumstances change without further notification.

DRINKING WATER

To provide drinking water facilities to the development, it will be necessary to construct an estimated 825 metres of 150mm reticulated drinking water mains (including upsizing of approximately 305 metres of existing 100mm mains). from the existing 300mm water main in Manuka Road to the exiting 100mm main in Allan Street,

The development will be required to connect to the network in four locations as shown on the attached 'Drinking Water Asset Plan'.

SEWER

Due to the topography of the area the proposed development will be required to discharge to the three outfalls as shown on the attached 'Sewer Asset Plan'.

- Catchment A – discharge to existing Manuka pump station (SPS183)
- Catchment B – discharge to the propose Manuka East pump station
- Catchment C – discharge to the existing reticulated system at maintenance hole No AKP1-77

Once development has progressed, exact number of lots and proposed flows for each catchment is to be supplied to South East Water to review the capacity of the existing Manuka SPS183 and the reticulated system at maintenance hole No AKP1-77 and determine if upgrade works on the existing systems are required.

GENERAL

This Preliminary Servicing Advice is assessed on a lot/s basis only for the proposed development.

To obtain hydraulic/plumbing servicing advice please apply for conditions via South East Water online portal 'PropertyConnect' or contact South East Water's Property Development Group on 9552 3770.

Contributions

New Customer Contributions will apply to this development. The current rates are available on South East Water's website www.southeastwater.com.au/developmentprices

Formal Conditions

To obtain South East Water's formal financial and servicing conditions apply on line via www.southeastwater.com.au

- ➔ PropertyConnect
- ➔ Land Development
- ➔ Works Agreement

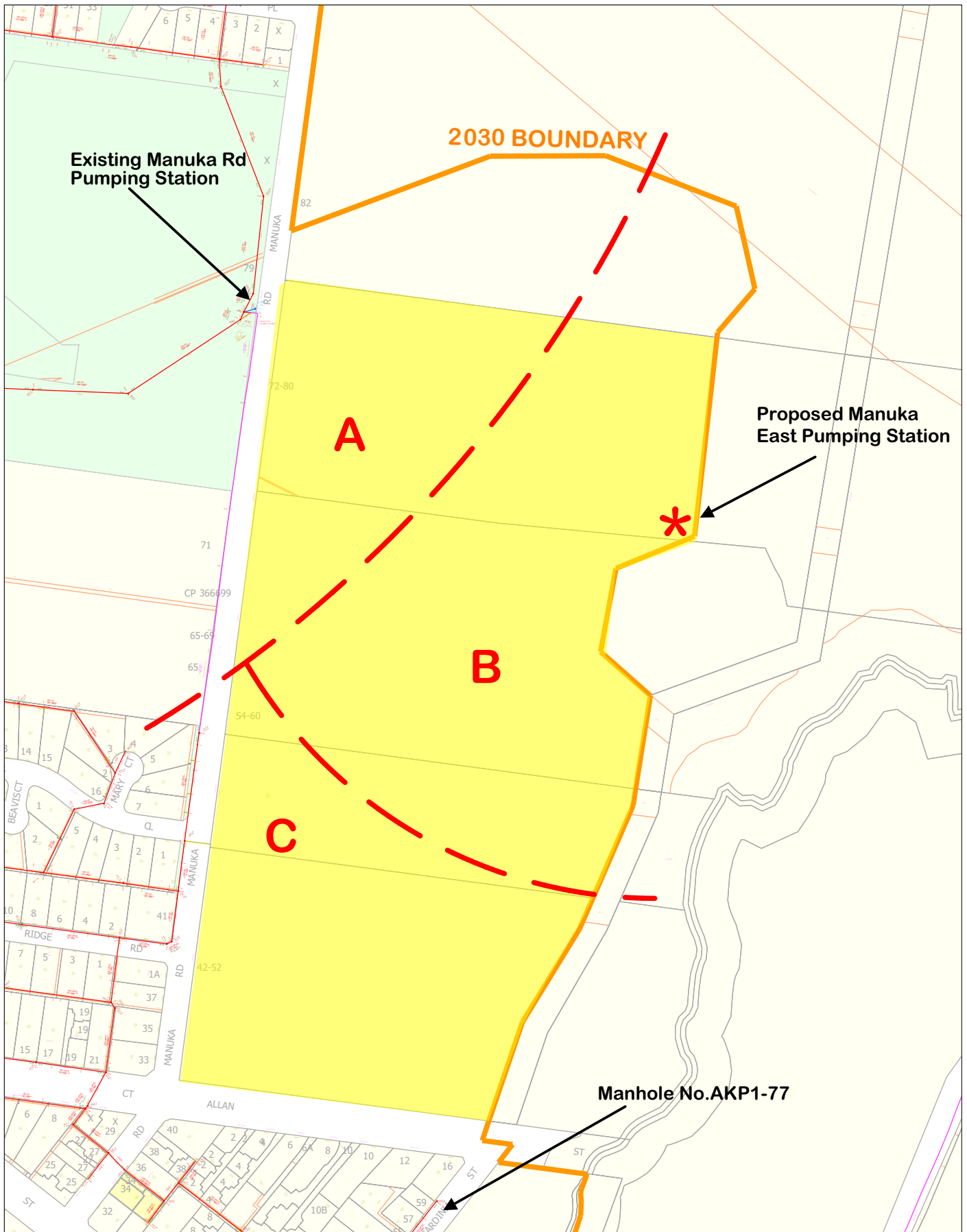
All works are to be carried out in accordance with the Melbourne Retail Water Agency (MRWA) edition of the Water Services Association of Australia (WSAA) Codes.

If you require further information, please contact Sheila Paul on +613 9552 3331.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'DS', is positioned above the printed name.

Damien Sherlock
DEVELOPMENT SOLUTIONS MANAGER

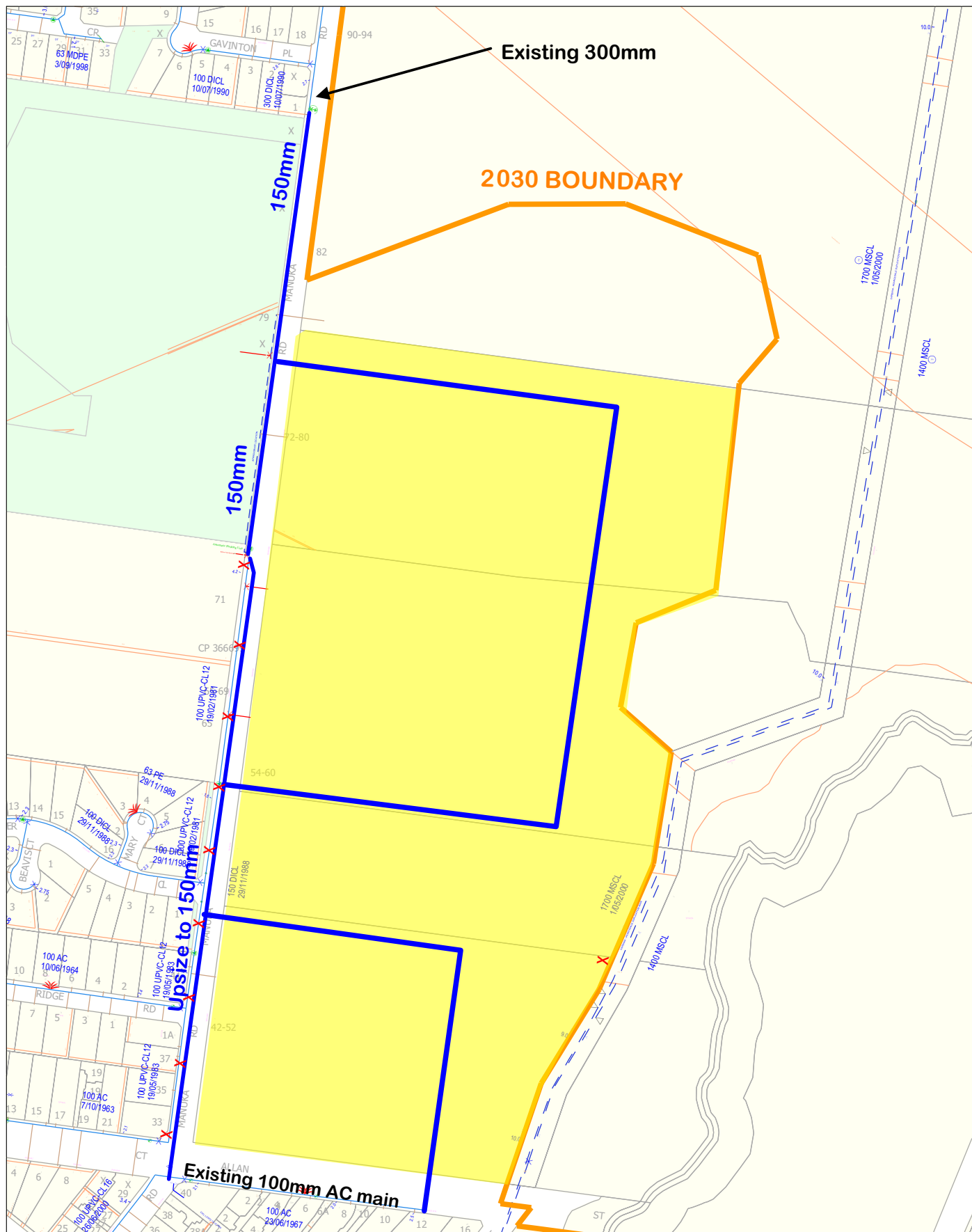


SEWER ASSET PLAN



DEVELOPMENT LOCATION:	82 MANUKA ROAD, BERWICK		
SOUTH EAST WATER REFERENCE:	CASE 36902880	FILE 10PD7540	
PREPARED BY:	SHEILA PAUL	MEL REF: 111 J7	
Original Size: A4 <i>Note: Pipe sizes shown are the internal diameter</i>	SCALE: 1:4000	B/T AREA: TBA	

WARNING This plan is issued solely for the purpose of assisting you in identifying South East Water's sewer assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work (Refer to Development Agreement for further details).	LEGEND (PROPOSED WORKS)		Maintenance Hole	●
	Sewer main	—	Inspection Shaft	■
	Easement	- - -	Direction of flow	←



DRINKING WATER ASSET PLAN

 <p>South East Water Corporation ABN 89 066 902 547</p>	DEVELOPMENT LOCATION:		82 MANUKA ROAD, BERWICK	
	SOUTH EAST WATER REFERENCE:		CASE 36902880	FILE 10PD754
	PREPARED BY:		SHEILA PAUL	MEL REF: 111 J7
	ORIGINAL SIZE: A4 <i>Note: Pipe sizes shown are the internal diameter</i>		SCALE: 1:4000	MAX HGRL: 153.3M (133.3m + 20.0m surge)
<p>WARNING This plan is issued solely for the purpose of assisting you in identifying South East Water's water assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions.</p> <p>Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work (Refer to Development Agreement for further details).</p>	LEGEND (PROPOSED WORKS)		Hydrant	
	Water main		Fireplug/Washout	
	Valve		Tapper/Reducer	



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