

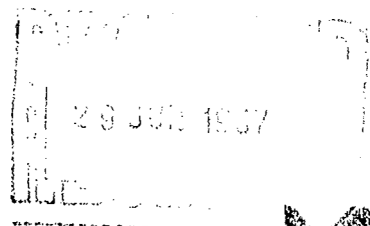
Memorandum/Minute

051 11

Resource Victoria

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Armadale, 3143.
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To: ~~K. Ward~~ (for information)
From: F. Kennedy
Ref: Kyneton Water Board
Date: 4 June 1987
Branch: WISD



WOODLEIGH HEIGHTS DEVELOPMENT

Visited KWB office and site of Woodleigh Heights Timeshare
Resort Development (with Han Wee) on 3/6/87.

Current development - The established area comprises some 38
brick veneer units, each of 7 or 8 squares with 2 en-suite bathrooms
and accommodating up to 6 persons (one week per participant), set in
native bushland, with recreational facilities. There are no "residential
type" gardens, so the water consumption per occupied unit would
be similar to normal houses for most of the year, but lower
in summer. The non-established area currently comprises
virgin bushland with a few rough bulldozer tracks. See photos
attached.

Board's attitude - The Kyneton Water Board originally entered
into an agreement with the developers to service the property
(water supply and sewerage) on a similar basis to that for an
industry - that is a single supply, ^{etc.} is provided to the whole property
in accordance with an agreement with the Board. Internal water,
retention is the responsibility of the developer. A balancing storage
is provided by the developer, as specified in the agreement.

The Board also considered water to service the property on the
basis of the type of development proposed in the initial application.

INITIAL

* What was the original design capacity for the time share resort compared with what the developer is now proposing?

ie. a time-share resort, with lower water consumptions, etc. than for an equivalent residential subdivision (at the developer's cost).

The Board now believes the developers are attempting to convert the resort into a residential subdivision. They are also disturbed at the over-lapping interests of various people involved in the development - Buchanan, ^{Murphy}, etc. - and how these people have been lobbying to satisfy their own interests.

* The Board believes that it doesn't have the capacity in its system to service an extension to the original development, and has consequently advised the developers that a supply is not available for further development.

Suggestion made - We suggested that the board should investigate the cost of augmenting its systems to facilitate the additional development (this ^{study} would be at developer's cost), and then advise the developers of the terms of any new agreement to cover such development, including meeting the full cost of such works.

J. L. Kennedy

4/6/87.

Mr Kennedy

See fo/10 41. ←

Please draft letter to Kyneton WB confirming the above advice and also request the WB to advise what it intends to do about the ~~let~~ apparent lack of capacity at its works to meet developments which is occurring in the area. Also what are the ~~present~~ problems with its present system. I understand the its headworks were augmented some time ago to cater for future development. The above questions * should also be raised

Kennedy
10/6/87