

GARLICK & STEWART  
CONSULTING ENGINEERS & SURVEYORS  
TELEPHONE: (03) 329 6433 (5 LINES)

RECEIVED  
25 FEB 1985  
WB 2111

341 Queen Street,  
Melbourne, 3000

REPLY TO Melbourne

PCE/JC

20th February, 1985

The Secretary,  
Kyneton Water Board,  
Shire Offices,  
Kyneton, Vic. 3444

ANGIE,  
TYPE WHOLE  
LETTER.

Mtg.	KWB.	Received	
File No.	327	Date Recd.	25 FEB 1985
	390		

Dear Sir,

**Woodleigh Heights Resort Development Pty. Ltd.**

We comment on a letter dated 29th November, 1984 received from Australian Guarantee Corporation Limited Group of Companies whose company General Credits Limited is mortgagee in possession over certain parcels of land within the Woodleigh Heights Estate, Edgecombe Road, Kyneton and are listed as follows:

Lot 1	Volume 9171	Folio 687
Lot 2	Volume 9171	Folio 688
Lot 7	Volume 9171	Folio 693
Lot 10	Volume 9171	Folio 696
Lot 12	Volume 9171	Folio 698
Lot 27	Volume 9171	Folio 713

These lots are shown coloured on the attached plan.

A.G.C. have requested whether sewerage and reticulated water to the abovementioned lots would be available from the Board's system.

Water and sewerage facilities have been made available to Woodleigh Heights Resort Development Pty. Ltd., for the total development by agreement.

The Board's watermain ends at the intersection of Edgecombe Road and the partly constructed private street, Melville Avenue, from where the internal reticulation is the property and responsibility of Woodleigh Heights Resort Development.

Similarly, the sewerage is accepted into the Board's system at the manhole just north of the abattoirs on Edgecombe Road. The pumping station, rising main and internal reticulation sewers are the property and responsibility of Woodleigh Heights Resort Development Pty. Ltd.

Furthermore it is understood from Shire records that:

- (1) All the land in the development is known under the name of Woodleigh Heights Resort Development Pty. Ltd. Notices of Acquisition and Deposition have not been received by the Shire in respect of any land transfer as inferred by A.G.C.. A.G.C. have indicated that the above listed lots are owned by Woodleigh Heights Marketing Pty. Ltd.
- (2) Shire rates and the Board charges for water and sewerage are paid by Woodleigh Heights Resort Development Pty. Ltd.
- (3) The Shire sealed the subdivision into separate lots and further subdivision into clusters with the proviso that the lots would remain as part of the total resort development.

The resort is not in the Board's Sewerage District or Urban Water District.

It is considered that reticulated water and sewerage would be available to the above lots as an extension of the Woodleigh Heights internal reticulation system, subject to the conditions of the Agreements with the Board and under the ownership of Woodleigh Heights Resort Development Pty. Ltd.

However, if lots 7, 10, 12 and 27 are under different ownership then it is recommended that the Board refuse the supply of reticulated water and availability of sewerage facilities.

As lots 1 and 2 front Edgecombe Road, reticulated water could be made available by the extension of the Board's watermain for 270 metres in a northerly direction along Edgecombe Road. The cost of the installation of the watermain is estimated to be \$5,500 together with headworks charges chargeable to the owners of lot 1 and lot 2 under a scheme initiated in accordance with Section 307AA of the Water Act.

A.G.C. have also enquired as to whether the erection of dwellings upon each lot would be approved subject to tank/bore water being used and the installation of a septic tank. It is recommended that this matter be referred to the Shire of comment.

Rec: B.T.R.

Yours faithfully,

Cecilich + Stewart.