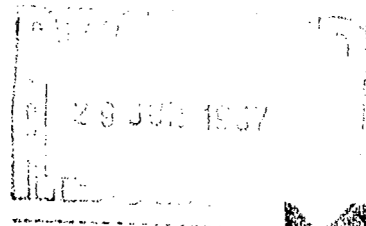


Memorandum/Minute

590 O'rong Road,
 Armadale, 3143.
 Telephone: (03) 508 2687
 Telex: Waterco AA 30739
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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 reticulation 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