

3rd July 2017

Mr Tim Waller
Development Manager
Golden Plains Shire
2 Pope Street
Bannockburn, Victoria, 3311

Dear Tim

Golden Plains Planning Scheme Amendment C76

Central Highlands Water (CHW) thanks the Golden Plains Shire for the opportunity to make comment on the above review.

Under the Water Act 1989 CHW is responsible for the provision of reticulated water and sewerage services generally within the Central Highlands Region. Within the Golden Plains Shire this involves providing water to the towns in the north west of the Shire such as Haddon, Smythesdale, Scarsdale, Linton, Napoleons, Enfield, Dereel and Rokewood and sewerage services to Smythesdale and the Woodlands Estate at Enfield.

As the infrastructure installed for water and sewerage networks generally has a 50-100 year life cycle and is the result of a considerable investment by water authorities on behalf of their customers, it is essential that planning decisions are made with a long-term perspective. This is reinforced through the objectives set out in the Planning and Environment Act 1987 which provide that the development of land be undertaken in a way that is fair, economic and sustainable. Further objectives within the Act provide for the protection of public utilities and to enable the orderly provision and coordination of utility services.

Amendment C76

In general CHW is supportive of the draft amendment in its current form, however we wish to make the following specific comments.

Strategic Framework Plan (Smythesdale)

We note that a portion of the land being identified for future residential zoning at Smythesdale is outside of the current sewerage district and there are no current plans to provide sewerage services within these areas. CHW is however open to further discussions with Council or any potential developers of the land at the appropriate time to explore sewerage options. These areas are marked in orange on the attached plan.

In respect to the former Yellowglenn winery site we note that it has also been identified for "potential" future rezoning to residential. We confirm previous advice that whilst CHW was involved in preliminary discussions about the servicing of this land in 2011, at this point in time CHW has not agreed on the terms and conditions for the supply of water and sewerage services to this site and further assessment will need to be undertaken when a firm proposal is submitted.

The further assessment of Smythesdale, including the Yellowglen site, may involve CHW developing a long-term servicing strategy for Smythesdale, potentially incorporating integrated water cycle management principles, in conjunction with Council.

Scarsdale and Linton

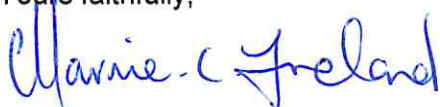
We note the references at 21.06-2 to Scarsdale and Linton being seweraged by Central Highlands Water when the towns achieve population thresholds. In this regard I further note Council's Domestic Wastewater Management Plan (2015) has recognised that there is insufficient existing development and or development pressure to be advocating for sewerage at this time for these townships.

As stated in CHW's response to Council's DWMP Consultation in 2015, in respect of potential new sewerage schemes, there is a gaining emphasis within the Water Industry and Regulators that before new centralised reticulated sewerage systems are installed that the option to retain existing arrangements be more extensively explored.

CHW has no further comment on the review at this time, however we would welcome further ongoing discussions to work with Council on all matters relating to the planning for and provision of water and sewerage services within our region.

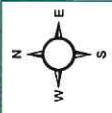
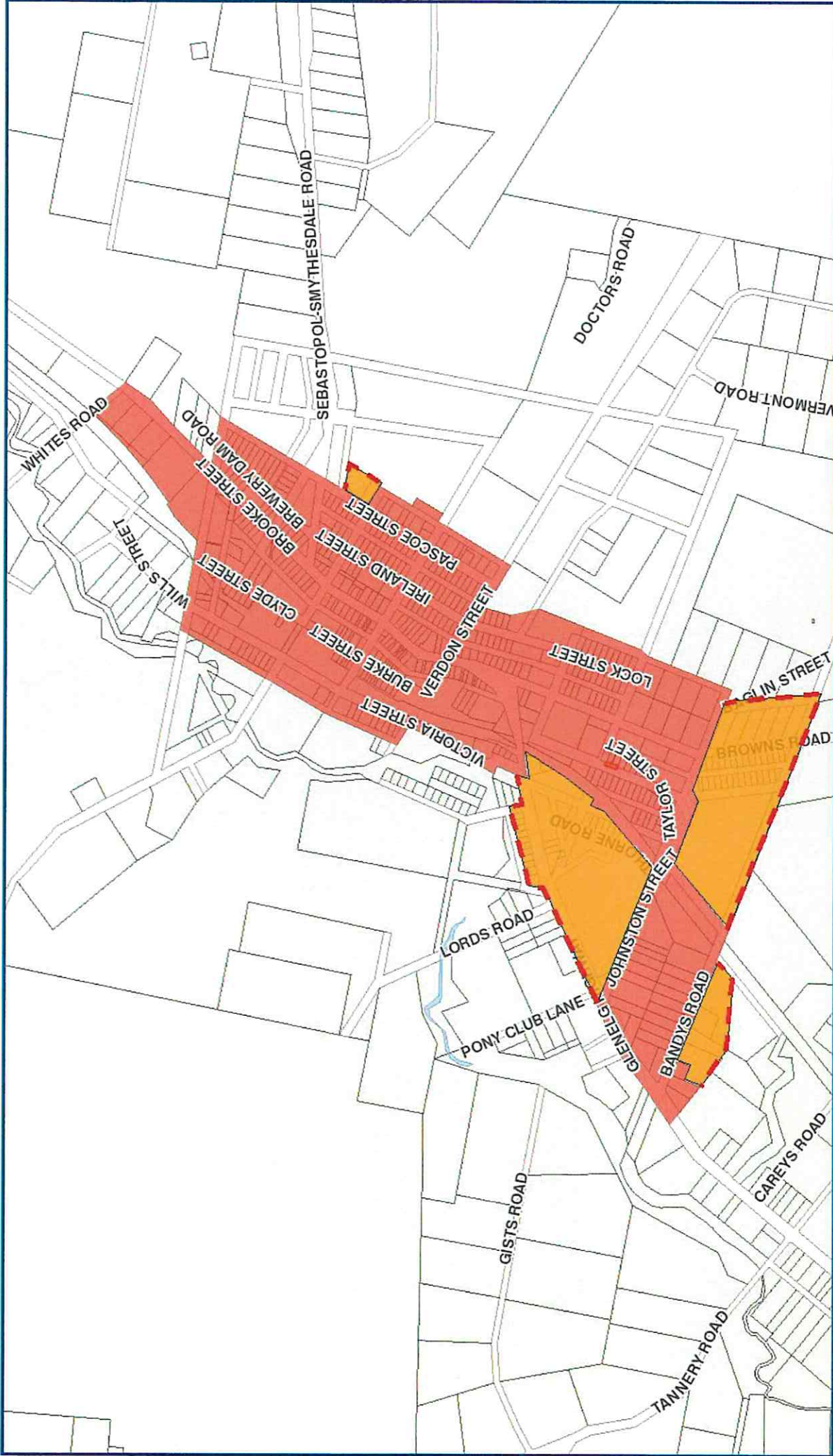
We again thank the Shire for consulting with us on this review and invite you to contact Stephen Carter on 5320 3123 in relation to these matters.

Yours faithfully,



Marnie Ireland
Manager Growth & Development

Smythesdale (Sewer District in Red)



1:11,722



User: svc_arcgis
Print Date: 3/07/2017
Print Time: 9:54:15 AM



Central Highlands Water has taken care to ensure that the locations of pipes and assets shown on this plan are accurate. However, some variations from records do exist and complete accuracy cannot be guaranteed. In all instances it is essential that the position of the pipes concerned be proved on site by field survey and hand excavation. It is an offence to destroy damage, alter or in any way interfere with any works or property of CHW (Water Act, 1989 Section 288).

