

Our Reference:11143
Your Reference:
8th May 2018

Essential Services Commission
Level 37, Lonsdale Street,
Melbourne Vic 3004

Att: Ms. L. Weston

**Re: Coliban Water Pricing Submission 2018 and [REDACTED]
[REDACTED], Maiden Gully**

Dear Lucy,

We act for our client who is undertaking an approved residential development in the order of 1400 lots including a central activity hub at the above address.

In relation to the site we advise the following:

- This property was listed in Council Residential Strategy 2004 as a site worthy of consideration for future residential and commercial development. This was confirmed in the adopted Greater Bendigo Residential Strategy October 2014 (amended March 2016) and Commercial Land and Activity Centre Strategy November 2015 (updated January 2017);
- The property was included in the Urban Growth Boundary and rezoned to General Residential on 25 September 2015;
- Four Development Plans for the site were approved by Council on 30 June 2016;
- The Development Plan for the central activity hub was approved 17 May 2017;
- A Super Lot Development Plan was approved for the site on 29 March 2018;
- A Permit for subdivision for the whole site was issued 29 March 2018;
- Subdivision plans were endorsed by Council 10 April 2018.

Coliban Water have been an active referral agency at each stage of the formal planning process of this development including, attending and contributing to the PIA award winning engagement process and throughout the rezoning process from 2012 to 2015. In addition, we have held a series of Water Sensitive Urban Design Workshops with key stakeholders (including Coliban Water) in relation to the site as well as engaging in regular and direct meetings over a number of years often on a monthly or bi-monthly basis in relation to servicing this development and the broader area to the west of Bendigo.

Although we have undertaken this extensive engagement process, we remain uncertain that the development servicing, sequencing and timing of supply of services has been planned for immediate delivery in this water pricing submission.

Considering the lengthy and thorough process we have undertaken, comprising years of sequential development approvals engaging Coliban Water we are still uncertain that the site, although ready for immediate development and currently under engineering design is included in an updated Development Servicing Plan.

An assessment of Coliban Water's Water Pricing Review submission 2018 notes that it does not include a Development Servicing Plan. Any such plan should also be accompanied by the forecasted timing and sequencing of infrastructure that will be required to service new customers. This information should be

readily available on the Coliban Water website. We refer to the ESC New Customer Contributions: Explanatory Note December 2013 which clearly discusses these issues.

We believe these details should be included in the Water Plan for transparency and certainty for industry. It would also inform not just industry but the general public where growth is predicted and when to expect service upgrades. These details should be posted on Coliban Water's website for easy access, transparency and understanding.

We are concerned that only the top 10 infrastructure projects are listed in the water pricing submission comprising just \$64.69 million dollars when the total budget is approximately \$142 million. The top 10 projects, as summarised, total just 45% of total works. We believe that all the budgeted projects should be listed, along with sequencing and timing details.

We do note that in the summary of the top 10 projects provided that Coliban Water has allocated \$13.34 million for the "Western Bendigo water network growth and pressure" – we understand this will augment the general area but remain uncertain due to a lack of detail that this includes the required servicing and upgrades for the subject site.

██████████ has no other impediments to immediate development and should have already been included in any updated Development Servicing Plan with immediate sequencing and timing prepared for the 2018 5 year Water Plan. We therefore submit that this information should be included in the 2018 Water Pricing Submission from Coliban Water.

We thank you for your time in this regard and please don't hesitate to ring me should you require further clarification or additional information.

Yours faithfully,



Paul Bowe
MIEAust CPEng
Managing Director