

Our Ref. FOL/2109 - DOC22/82498  
 Your Ref.

12 October 2022

Murrindindi Shire Council  
 PO Box 138  
 ALEXANDRA VIC 3714

**RE: MURRINDINDI SHIRE HOUSING AND SETTLEMENT STRATEGY OCT 2022 - GWV RESPONSE**

In response to your request for feedback dated Tuesday 11<sup>th</sup> October 2022, please refer to the following from Goulburn Valley Water:

**General:**

- Comments are high level only, and based on the *Draft Murrindindi Shire Housing Strategy dated 4 October 2022 (ver 2.4)*
- Ultimate design and feasibility of providing of water and sewer assets will be dependant on expected lot size (and yield) for RLZ, LDRZ and GRZ zoning.

**Water:**

- Towns which are serviced by existing GVW water networks under this strategy are:
  - Alexandra, Eildon and Thornton
  - Marysville and Buxton
  - Yea
- Growth forecasting is generally in accordance with GVW forecasting for serviced areas (refer to Table 1 below)

*Table 1 – Summary of Growth Forecasts*

Scenario	Murrindindi Shire Projection <sup>1</sup>	GVW Projection (2020 – 2070)
Base Growth (Long Term)	1.1% – 1.3%	Alexandra – 1.27% Eildon – 0.31%
Short Term Growth	2.0%	Marysville – 1.35% Yea – 2.59% Thornton – 0.00%

- To service developments, water network augmentation works may be required, which include but not be limited to water main upgrade/extension, construction of a water booster pumping station, storage or tanks and trunk mains

<sup>1</sup> As per §2.3 p.5 – Murrindindi Shire Housing and Settlement Strategy Draft ver2.4 (4/10/2022)

- If augmentation works associated with water servicing are for servicing the development only, this shall be funded by the developer
- Based on GVW standards, for the purpose of water supply security, a second connection point will be required if the number of lots serviced exceed 40 lots.
- Master planning must precede any significant or major extensions to water networks in Alexandra and Yea. Master planning is typically required between 5 to 10 years before network augmentation is commenced. Master planning can be brought forward in response to increased service connection demand.
- The Alexandra water network master plan was updated in 2019/20 and is scheduled to be updated in 2031/32.
- The Yea water network master plan was updated in 2019/20 and is scheduled to be updated in 2031/32.
- Provision of water to areas zoned LDRZ would be assessed on a case by case basis.
- For specific commentary on provision of GVW water network connections to highlighted areas in the strategy, refer to Table 2, 3, and 4

**Sewer:**

- Towns which are serviced by existing GVW sewer network under this strategy are:
  - Alexandra
  - Eildon
  - Marysville
  - Yea
- To service developments, sewer network augmentation works may be required, which include but not be limited to gravity main upgrade/extension, construction of sewer pumping station and rising mains
  - If augmentation works associated with sewer servicing are for servicing the development only, this shall be funded by the developer
- Master planning must precede any significant or major extensions to sewer networks in Alexandra, Eildon and Yea. Master planning is typically required between 5 to 10 years before network augmentation is commenced.
- Alexandra Sewer Network Master Plan scheduled to be updated in 2023/24
- Yea Sewer Network master plan scheduled to be updated in 2027/28
- Eildon Sewer Network master plan scheduled to be updated in 2027/28

For specific commentary on provision of GVW sewer network connections to highlighted areas in the strategy, refer to Table 2, 3, and 4

Table 2 – GVW Response to proposed Infill Sites (Table 4, p21-24)

<b>Infill Sites</b>	<b>Page</b>	<b>Water Access</b>	<b>Notes (Water)</b>	<b>Sewer Access</b>	<b>Notes (Sewer)</b>
Former Alexandra Hospital	21	Inside Water District	Development may trigger minor augmentation works	Inside Sewer District	Development may trigger minor augmentation works
174 Grant Street Alexandra	21	Inside Water District	Development will trigger minor augmentation works	Inside Sewer District	Property fronted by gravity sewer – no issues
81 Downey Street, Alexandra	22	Inside Water District	Property fronted by water mains – no issues	Inside Sewer District	Property fronted by gravity sewer – no issues
Grant Street, Alexandra	22	Inside Water District	Property fronted by water mains – no issues	Inside Sewer District	Property fronted by gravity sewer – no issues
Bayley Street, Alexandra	22	Inside Water District	Property fronted by water mains – no issues	Inside Sewer District	Property fronted by gravity sewer – no issues
Snodgrass Street, Yea	23	Inside Water District	Property fronted by water mains – no issues	Inside Sewer District	Property fronted by gravity sewer – no issues
2-16 North Street, Yea	23	Inside Water District	Development will trigger minor augmentation works	Inside Sewer District	Development will trigger augmentation works
Vaughn Close, Eildon	24	Inside Water District	Development will trigger minor augmentation works	Inside Sewer District	Development will trigger augmentation works
Sedgwick & Lyell St, Marysville	24	Inside Water District	Development will trigger minor augmentation works	Inside Sewer District	Development will trigger augmentation works
Other, Eildon	24	Unknown	Ability to service is unknown at this time	Unknown	Ability to service is unknown at this time

Table 3 – GVW Response to proposed Residential Growth Areas (Table 5, p26-28)

<b>Growth Areas</b>	<b>Page</b>	<b>Water Access</b>	<b>Notes (Water)</b>	<b>Sewer Access</b>	<b>Notes (Sewer)</b>
Land West of Wattle Rd, Alexandra	26	Inside Water District	Development will trigger significant augmentation works: Increase of network water storage capacity, extension of water mains to development, upgrade of existing mains capacity to meet increased demands	Inside Sewer District	Development will trigger augmentation works to increase sewer capacity
Land East of Wattle Rd, Alexandra	26	Inside Water District	Development will trigger significant augmentation works: Increase of water	Outside Sewer District	Land not fronted by sewer - Development will trigger significant augmentation works

Growth Areas	Page	Water Access	Notes (Water)	Sewer Access	Notes (Sewer)
			storage capacity, extension of network water mains to development, upgrade of existing mains capacity to meet increased demands		to extend network, and increase capacity of existing gravity sewer network.
Land North of Goulburn Valley Highway, Alexandra	27	Partially inside Water District	Development will trigger significant augmentation works: Increase of network water storage capacity, extension of water mains to development, upgrade of existing mains capacity to meet increased demands	Outside Sewer District	Land not fronted by sewer - Development will trigger significant augmentation works to extend network, and increase capacity of existing gravity sewer network.
Yea West – Various Parcels	27	Partially inside Water District	Development will trigger augmentation works to extend water network mains to the development, upgrade of existing mains capacity to meet increased demands	Partially Inside Sewer District	Land not fronted by sewer - Development will trigger augmentation works to extend network, and increase capacity of existing gravity sewer network.
Yea South	28	Inside Water District	Development will trigger augmentation works to extend water network mains to the development, upgrade of existing mains capacity to meet increased demands	Inside Sewer District	Land not fronted by sewer - Development will trigger significant augmentation works to extend network, and increase capacity of existing gravity sewer network.
2A, The Boulevard, Eildon	28	Outside Water District	Development will trigger augmentation works to extend water network mains to the development, upgrade of existing mains capacity to meet increased demands. Water pressure boosting augmentation may also be required	Outside Sewer District	Land not fronted by sewer - Development will trigger significant augmentation works to extend network, and increase capacity of existing gravity sewer network.
Marysville North	28	Inside Water District	Development will trigger augmentation works to extend water	Inside Sewer District	Land not fronted by sewer - Development will trigger minor

Growth Areas	Page	Water Access	Notes (Water)	Sewer Access	Notes (Sewer)
			network mains to the development, upgrade of existing mains capacity to meet increased demands		augmentation works to extend and increase capacity of existing gravity sewer network.

Table 4 – GVW Response to highlighted Investigation Areas (Table 6, p29-30)

Investigation Areas	Page	Water Access	Notes (Water)	Sewer Access	Notes (Sewer)
Yea South	29	Inside Water District	Development will trigger augmentation works to extend water network mains to the development, upgrade of existing mains capacity to meet increased demands. Water pressure boosting augmentation may also be required	Outside Sewer District	Land not fronted by sewer - Development will trigger major augmentation works to extend network, and increase capacity of existing gravity sewer network. <b>*Terrain in this area may make provision of gravity sewer unviable*</b>
Alexandra – Land East of Treatment Plant	30	Outside Water District	Development will trigger significant augmentation works to extend water network mains to the development, upgrade of existing mains capacity to meet increased demands	Outside Sewer District	Land not fronted by sewer - Development will trigger significant augmentation works to extend network, and increase capacity of existing gravity sewer network.  <b>*GVW WMF Buffer zone partially extends over the proposed area – Residential development is not recommended in this area*</b>

If you require any further information regarding this matter please contact me on 0448237359.

Yours sincerely



Duncan Newham  
INFRASTRUCTURE PLANNING COORDINATOR