

What we heard Land Developers

We surveyed land development companies and consultants and followed up what we heard in a workshop with them.

Concerns

Our land developers want transparent strategic planning and clearer estimations of cost and time. Communications with Coliban Water was noted to be more difficult during the pandemic with staff working remotely.

Next Steps

We will include the information we heard in the planning for the Pricing Submission.

Developers are aware of the need to upgrade the Epsom Water Reclamation Plant and believe it is critical in order to accommodate future growth in Bendigo.

New Customer Contributions should reflect the different costs of development across service areas.

Coliban Water takes ownership of water infrastructure and maintains the service, after developers pay the significant cost of creating it.

Largest subdivisions in the region are in Huntly, Maiden Gully, Strathfieldsaye, and Marong.

Coliban Water's service levels have dropped in recent years. Developers agree that this is due in part to a significant increase in demand for services.

Coliban Water will need to increase investment in upgrading infrastructure to keep up with demand.

Intergenerational Debt

Under the current price structure, infrastructure is paid for by the first land developer in a service area. Developers think this is unfair and they would like to see a more equitable price structure for developers.

Community Contributions

Planning infrastructure for new developments is vital to ensure that current and future customers can enjoy the services they offer. Planning for what is required, including allowing for future growth, is a priority for land developers and should be for other agencies as well.

Protecting Against Drought

With significant growth expected in our region, they need to know that major infrastructure can accommodate future developments. A lack of planning can hold up land developments and have a negative impact on their ability to service the growth of the region.

Supporting Customers Experiencing Vulnerability

The costs of building infrastructure in land developments are factored into the price of individual blocks. Increasing costs for land developers can therefore make new housing blocks unaffordable for some customers.

