

AMENDED ITEM



Item No: 4.14
Title: IPART Determination - Water supply, sewerage and stormwater drainage fees and charges 2019-2020
Department: Finance

27 May 2019 Ordinary Council Meeting

Trim Reference: F2004/06782 - D13547812
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Summary

This report details the proposed water supply, sewerage and stormwater drainage fees and charges for the 2019-20 charging year.

Recommendation

- 1 That Council approve the water, sewerage and stormwater drainage Fees and Charges set out in Attachment 1.**
- 2 That Council determine, for the purposes of s.315(1)(a) the Water Management Act 2000, that the amount of revenue it proposes to raise by way of service charges including the usage of the service is \$156,993,000. This is calculated based on the IPART's Final Determination dated 24 May 2019.**
- 3 That Council determine, for the purpose of s.315(1)(b) of the Water Management Act 2000, that land is to be classified for the purpose of levying services charges according to the following factors:**
 - a the purpose for which the land is actually being used,**
 - b the intensity with which the land is being used for that purpose,**
 - c the purposes for which the land is capable of being used,**
 - d the nature and extent of the water or sewerage services connected to the land.**
- 4 That Council determine, for the purposes of s.315(1)(c) of the Water Management Act 2000 that services charges be levied on the following bases, as applicable to each charge:**
 - a the availability of the service**
 - i the classification of land**
 - ii the size of the water meter registering supply**
 - iii the cost of providing the service (i.e. sewage discharge factor)**

4.14 IPART Determination - Water supply, sewerage and stormwater drainage fees and charges 2019-2020 (contd)

- b the usage of the service**
 - i the volume of water supplied (as measured or estimated by Council)**
 - ii the degree of use (i.e. sewage discharge factor)**

5 That Council determine, for the purposes of s.315(1)(d) of the Water Management Act 2000, that the service charges be levied in accordance with attachment 1 to the report.

6 That Council request that the Chief Executive Officer seek the Minister's approval under s315(3) of the Water Management Act 2000 for the service charges in accordance with the above determination.

Background

Under cl. 6(a) of *the Local Government (Council Amalgamations) Proclamation 2016*, from 12 May 2016 Central Coast Council is the "water supply authority" for the Central Coast local government area, for the purpose of the *Water Management Act 2000*.

Section 315 of the *Water Management Act 2000* requires Council to make various determinations in respect to water, sewerage and stormwater drainage service charges that it will impose no later than one month before the beginning of each "charging year". Council's next "charging year" starts 1 July 2019.

Council's water, sewerage and stormwater drainage charges are also subject to approval by the Minister for Primary Industries under s. 315(3) of the *Water Management Act 2000*.

The service charges included in this recommendation are calculated in accordance with the May 2019 IPART final determination.

Current Status

The (estimated) revenue to be raised from Water, Sewer and Stormwater Drainage Service Charges based on the IPART's Final Determination for the 2019-20 charging year is \$156,993,000. The following table summarises the 2019-20 Annual Service Charges.

Service Charge	Basis	IPART's Determination
Water	Per property per annum	\$ 71,818,656
Sewerage	Per property per annum	\$ 70,361,807
Drainage	Per property per annum	\$ 14,813,000
Total service charges including usage component		\$156,993,463

4.14 IPART Determination - Water supply, sewerage and stormwater drainage fees and charges 2019-2020 (contd)

The following tables estimate the 2019-20 annual service charges for a typical residential house customer with a comparison to those levied by law in the 2018-19 charging year. These estimates are based on water consumption of 150kL per year. Due to differing sewer service charges the tables below reflect the former Local Government Areas.

Former Gosford Local Government Area

Charge	Charge Basis	2018-19 Charges	2019-20 Charges Per IPART's Determination	Movement in 19/20 Charges
Water Service Charge	Per property per annum	\$197.72	\$ 84.50	-\$113.22
Sewerage Service	Per property per annum	\$672.42	\$ 520.08	-\$152.34
Drainage Service	Per property per annum	\$124.64	\$ 104.55	-\$20.09
Water Usage (150KL)	Per property per annum	\$343.50	\$ 304.50	-\$39.00
Sewerage Usage	Per property per annum	\$0	\$105.00	\$105.00
Total estimated charges	Per property per annum	\$1,338.28	\$1118.63	-\$219.65

Former Wyong Local Government Area

Charge	Charge Basis	2018-19 Charges	2019-20 Charges Per IPART's Determination	Movement in 19/20 Charges
Water Service Charge	Per property per annum	\$164.63	\$ 84.50	-\$80.13
Sewerage Service	Per property per annum	\$483.28	\$ 477.73	-\$5.55
Drainage Service	Per property per annum	\$128.32	\$ 104.55	-\$23.77

4.14 IPART Determination - Water supply, sewerage and stormwater drainage fees and charges 2019-2020 (contd)

Charge	Charge Basis	2018-19 Charges	2019-20 Charges Per IPART's Determination	Movement in 19/20 Charges
Water Usage (150KL)	Per property per annum	\$343.50	\$ 304.50	-\$39.00
Sewerage Usage	Per property per annum	\$0	\$105.00	\$105.00
Total estimated charges	Per property per annum	\$1,119.73	\$1,076.28	-\$43.45

Consultation

Council's proposed Fees and Charges (including the water, sewerage and stormwater drainage charges) for the 2019-20 charging year, based on Council's submission to IPART lodged in September 2018, is included in the draft 2019-20 Operational Plan which was placed on public exhibition from Monday 1 April 2019 to Wednesday 1 May 2019.

The draft 2019-20 Operational Plan was available for review at Council's libraries and service centres at Gosford and Wyong administration buildings, as well as online at www.yourvoiceourcoast.com.au. During that time, members of the community could make a submission by any of the following methods:

Post: PO Box 21, Gosford NSW 2250; or
PO Box 20, Wyong NSW 2259

Email: ask@centralcoast.nsw.gov.au

Online at: www.yourvoiceourcoast.com

Critical Dates or Timeframes

Under s.315 of the *Water Management Act 2000* Council is required to adopt the pricing at least one month prior to imposing the charges. Accordingly, in order for the charges within this report to be effected, Council needs to make the relevant determinations by 30 May 2019. If these determinations are made, Council must seek the approval of the Minister under s.315(3)(a) of the *Water Management Act 2000*.

Financial Impact

The estimated revenue to be raised from Water, Sewer and Stormwater Drainage Service Charges based on the IPART Determination for 2019-20 is \$156,993,000.

Attachments

- 1** 2019-20 Water Sewer Stormwater Drainage Prices - Council Report Attachment as per IPART Pricing Determination_

D13553478

Water, Sewerage and Stormwater Drainage Charges for 2019-20

Central Coast Council's water, sewerage and stormwater drainage services and a number of its associated ancillary services are declared monopoly services under s. 4 of the *Independent Pricing and Regulatory Tribunal Act 1992*.

Council's charges for water, sewerage and stormwater drainage services and a number of its associated ancillary services must therefore be set in accordance with any Independent Pricing and Regulatory Tribunal (IPART) determined methodologies and/or maximum prices, and are subject to approval by the relevant Minister.

1. Water supply service charges

- (a) The water supply service charge applicable to a Property (other than an Unmetered Property or Unconnected Property) is, for each Meter that services that Property, the water supply service charge in Table 1.1 for the applicable Meter size or Property type and applicable Period.
- (b) The water supply service charge applicable to an Unmetered Property or an Unconnected Property is the water supply service charge in Table 1.1 for that Property type and applicable Period.
- (c) In reference to 1(a) (see above) , the following categories of Property are deemed to have a single 20mm Meter:
 - (1) each Residential Property; and
 - (2) Each Non-Residential Property within a Mixed Multi-Premises that is serviced by a Common Meter.
- (d) Where a Property:
 - (1) is serviced by a Common Meter;
 - (2) is not deemed to have a single 20mm Meter under 1(c) (see above)

Table 1.1: Water supply service charges

Basis of Charge Meter size or Property type	Maximum charge per IPART's Determination \$
Unconnected Property	NIL
Unmetered Property	84.50
20mm	84.50
25mm	132.03
32mm	216.32
40mm	338.00
50mm	528.12
80mm	1,351.99
100mm	2,112.48
Other Meter sizes	$(\text{Meter size in mm})^2 \times \text{Water supply access charge for a 20mm Meter for the applicable period}$ 400

2. Water usage charge

Table 2.1: Water usage charge

Basis of Charge	Maximum charge per IPART's Determination \$
Water usage charge per Kilolitre	2.03

Table 2.2: Water supply charge for Water Supply Services to Hunter Water Corporation

Basis of Charge	Maximum charge per IPART's Determination \$
Water usage charge per Kilolitre	0.70

3. Sewerage Charges

- (a) The sewerage service charge applicable to a Property in both Former Gosford and Wyong Areas in a Period is, for each Meter that services the Property or for an Unconnected Property or Unmetered Property, the amount calculated as follows:

$$S = M \times D$$

Where;

S means the sewerage service charge applicable to a Property in the period;

M means;

- (1) in the case of a Property in the Former Gosford Area, the sewerage service charge in Table 3.1 for the applicable Meter size or Property type and applicable period; and
- (2) in the case of a Property in the Former Wyong Area, the sewerage service charge in Table 3.2 for the applicable Meter size or Property type and applicable period; and

D means the applicable Sewerage Discharge Factor.

[Note: The Sewerage Discharge Factor for all Residential Properties that are connected to the sewerage system is 75%]

- (b) For the purposes of the sewerage service charge, the following categories of Property (other than an Unconnected Property or Unmetered Property) are deemed to have a single 20 mm Meter:
- (1) Each Residential Property; and
 - (2) Each Non-Residential Property within a Mixed Multi-Premises that is serviced by a Common Meter.
- (c) Where a Property:
- (1) is serviced by a Common Meter; and
 - (2) is not deemed to have a 20mm Meter under 3(b) (see above),

Table 3.1: Sewerage service charge in the Former Gosford Area:

Basis of Charge Meter size or Property type	Maximum charge per IPART's Determination \$
Unconnected Property	NIL
Unmetered Property	520.08
20mm	520.08
25mm	812.63
32mm	1,331.42
40mm	2,080.34
50mm	3,250.53
80mm	8,321.35
100mm	13,002.11
Other Meter Sizes	$(\text{Meter size in mm})^2 \times \text{sewerage access charge for a 20mm Meter for the applicable period}$ 400

Table 3.2: Sewerage service charge in the Former Wyong Area:

Basis of Charge Meter size or Property type	Maximum charge per IPART's Determination \$
Unconnected Property	NIL
Unmetered Property	477.73
20mm	477.73
25mm	453.99
32mm	743.81
40mm	1,162.21
50mm	1,815.95
80mm	4,648.82
100mm	7,263.79
Other Meter Sizes	$(\text{Meter size in mm})^2 \times \text{sewerage access charge for a 25mm Meter for the applicable period}$ 625

Note: The unadjusted sewerage service charge for other Meter sizes in the Former Wyong Area is calculated on the basis of a 25mm Meter (rather than a 20mm Meter).

4. Sewerage usage charge

- (a) The sewerage usage charge applicable to a Property in a Period is the amount calculated as follows:

$$S = V \times C$$

Where:

S means the sewerage usage charge applicable to a Property in a Period;

V means the Volume (in kilolitres) deemed to be discharged from the Property into the sewerage system as calculated under this clause; and

C means the charge per kilolitre specified in Table 4.1 for the applicable Period.

- (b) For the purposes of clause 4(a), the volume discharged from a Property into the sewerage system in a Period is either:
- (1) in the case of a Property that is not serviced by a Sewerage Meter at any time during the Period—the volume deemed to have been discharged from the Property into the sewerage system under clause 4(c); or
 - (2) in the case of a Property serviced by a Sewerage Meter for any part of the Period:
 - (A) the volume discharged from the Property into the sewerage system as measured by the Sewerage Meter; and
 - (B) if applicable, any volume deemed to have been discharged under clause 4(d).
- (c) For the purpose of the sewerage usage charge, the volume deemed to have been discharged from a Property into the sewerage system is:
- (1) In the case of a Residential Property within:
 - (C) within a Mixed Multi-Premises: 80/365 kilolitres per day that period;
 - (D) not within a Mixed Multi-Premises: 125/365 kilolitres per day that period;
 - (2) In the case of a Non-Residential Property:
 - (A) within a Mixed Multi-Premises: 125/365 kilolitres per day that period;
 - (B) not within a Mixed Multi-Premises: – the volume of water supplied to that Property multiplied by the Sewerage Discharge Factor; and
 - (3) In the case of an Unconnected Property – zero kilolitres.
- (d) For a Property that was serviced by a Sewerage Meter for only part of a Period, the volume deemed to have been discharged is the volume that would have been calculated for that Property under clause 4(c) pro-rated for the number of days in the Period during which the Property was not serviced by a Sewerage Meter.

Table 4.1: Sewerage usage charge for Sewerage Services

Basis of Charge	Maximum charge per IPART's Determination \$
Sewerage usage charge per kilolitre	0.84

5. Stormwater Drainage Charges

Table 5.1: Fixed stormwater drainage service charges

Basis of Charge	Maximum charge per IPART's Determination \$
Low Impact Property	104.55
Residential Property that is not part of a Multi-Premises	104.55
Each Property within a Residential Multi-Premises or Mixed Multi-Premises	78.41
Vacant Land	78.41

Table 5.2: Area-based stormwater drainage service charges

The area-based stormwater drainage service charge is applicable to Non-Residential Properties that do not fall within one of the categories of Property that may be charged a fixed stormwater drainage service charge.

Basis of Charge	Maximum charge per IPART's Determination \$
Small ($\leq 1,000\text{m}^2$)	104.55
Medium ($> 1,000\text{m}^2$ and $\leq 10,000\text{m}^2$)	130.69
Large ($> 10,000\text{m}^2$ and $\leq 45,000\text{m}^2$)	357.22
Very Large ($> 45,000\text{m}^2$)	940.98

6. Trade Waste Charges

Table 6.1: Category S Septic Tank Waste Discharge Service Fees and Charges

Basis of Charge	Maximum charge per IPART's Determination \$
Application fee (\$)	168.09
Annual fee (\$)	152.82
Septage and septic effluent usage charge (\$ per kL)	17.77
Septic effluent usage charge (\$ per kL)	1.77
Reinspection fee (\$)	111.86

Table 6.2: Category 1 Low Risk Trade Waste Discharge Service Fees

Basis of Charge	Maximum charge per IPART's Determination \$
Application fee (\$)	96.57
Annual fee (\$)	96.58
Reinspection fee (\$)	111.86

Table 6.3: Category 2 Pre-Treated Trade Waste Discharge Service Fees

Basis of Charge	Maximum charge per IPART's Determination \$
Application fee (\$)	122.25
Annual fee (\$)	350.54
Reinspection fee (\$)	111.86
Pre-Treated trade waste usage charges (\$ per Kl)	1.77
Non-compliant and untreated trade waste usage charge (\$ per Kl)	15.13

Table 6.4: Category 3 High Volume Trade Waste Discharge Service Fees

Basis of Charge	Maximum charge per IPART's Determination \$
Application fee (\$)	2,201.86
Annual fee (\$) –Former Gosford Area	1,781.30
Annual fee (\$) –Former Wyong Area	865.90
Reinspection fee (\$)	111.86

Table 6.5: Category 3 High Volume Trade Waste Discharge Service Excess Mass Charges

Basis of Charge - Pollutant	Maximum charge per IPART's Determination \$
Biochemical Oxygen Demand	0.78
Suspended solids	1.00
Total Oil and Grease	1.41
Ammonia	0.78
pH	0.43
Total Kjeldahl nitrogen	0.18
Total phosphorus	1.51

Basis of Charge - Pollutant	Maximum charge per IPART's Determination \$
Total dissolved Solids	0.05
Sulphate (as SO4)	0.15
Aluminium	0.73
Arsenic	74.24
Barium	37.14
Boron	0.73
Bromine	15.13
Cadmium	343.75
Chloride	0
Chlorinated Hydrocarbons	36.53
Chlorinated phenolics	1,512.59
Chlorine	1.55
Chromium	24.74
Cobalt	15.13
Copper	15.13
Cyanide	74.24
Fluoride	3.69
Formaldehyde	1.55
Herbicides/defoliant	742.55
Iron	1.52
Lead	37.14
Lithium	7.44
Manganese	7.44
Mercaptans	79.96
Mercury	2,475.17
Methylene blue active substances (MBAS)	0.73
Molybdenum	0.73
Nickel	24.74
Organoarsenic compounds	742.55
Pesticides general (Excludes organochlorins and organophosphates)	739.51
Petroleum Hydrocarbons (non-flammable)	2.33
Phenolic compounds (non-chlorinated)	7.44
Polynuclear hydrocarbons	15.12
Selenium	52.23
Silver	1.46
Sulphide	1.50

Basis of Charge - Pollutant	Maximum charge per IPART's Determination \$
Sulphite	1.50
Thiosulphate	0.27
Tin	7.44
Uranium	8.00
Zinc	15.12

7. Miscellaneous Customer Services

Table 7.1: Miscellaneous Customer Services

No.	Description	Maximum charge per IPART's Determination \$
1	Conveyancing Certificate Statement of Outstanding Charge	26.91
2	Property Sewer Line and stormwater drainage Diagram a) Property Sewer Line and stormwater drainage Diagrams b) Property Sewer Line and stormwater drainage Diagrams (with long section) c) Property Sewer Line and stormwater drainage Diagrams (property complex)	18.29 21.53 31.21
3	Provision of Service Location Diagrams a) Water and Sewer Location Plans b) Water and Sewer Location Plans (including long section)	21.53 26.91
4	Special Meter Reading Statement a) Manual request b) Online request	41.92 31.16
5	Billing Record Search Statement a) up to and including 5 years b) up to and including 10 years c) beyond 10 years	37.67 69.96 102.25

No.	Description	Maximum charge per IPART's Determination \$
6	Building over or adjacent to water and sewer advice (existing structure)	54.52
7	Water reconnection (business hours only)	150.10
8	Workshop Test of Meter a) 20 mm to 80 mm b) > 80 mm	314.03 486.24
9	Application for disconnection of water service a) Application b) Physical disconnection	62.11 236.64
10	Connection of Water Service a) Application for connection of water service (all sizes) b) Water service connection meter only (20 mm) c) Water service connection short & long service (20 mm) d) Water service connection short & long service (25 mm) e) Water service connection short service (32 mm) f) Water service connection long service (32 mm) g) Water service connection short service (40 mm) h) Water service connection long service (40 mm) i) Water service connection short service (50 mm) j) Water service connection long service (50 mm) k) Water service connection short service (63 mm) l) Water service connection long service (63 mm) m) Water service connection metered short service (80 mm) n) Water service connection unmetered short fire service (80 mm) o) Water service connection long metered service (80 mm) p) Water service connection unmetered long fire service (80 mm) q) Water service connection metered short service (100 mm) r) Water service connection unmetered short fire service (100 mm) s) Water service connection metered long service (100 mm) t) Water service connection unmetered long fire service (100 mm)	62.11 182.93 716.54 716.54 1,981.28 2,774.14 1,981.28 2,774.14 2,385.74 3,395.63 2,385.74 3,395.63 7,870.90 6,939.62 13,477.39 12,546.11 9,191.56 7,452.50 14,596.81 13,259.34

No.	Description	Maximum charge per IPART's Determination \$
	u) Water service connection metered short service (150 mm) v) Water service connection unmetered short fire service (150 mm) w) Water service connection metered long service (150 mm) x) Water service connection unmetered long fire service (150 mm)	9,658.67 8,443.07 16,788.09 15,572.49
11	Standpipe Hire – Security Bond a) Security Bond (25mm) b) Security Bond (63mm)	438.98 844.72
12	Standpipe Hire – Annual Fee a) 25mm b) 63mm c) Standpipe hire	132.03 838.44 60.91
13	Standpipe Water Usage Fee	2.03/kL
14	Backflow Prevention Device Application and Initial Registration	70.89
15	Inspections of new water and sewer assets (including encasements) a) water & pressure sewer main b) gravity sewer main	120.31 +6.31 per meter of water & pressure sewer main 120.31 +8.42 per meter of gravity sewer main
16	Statement of Available Pressure and Flow	133.69
17	Location of water and sewer mains (The charge includes 2 crew members for 2 hours. Additional plant and equipment costs are by quote.)	572.04

No.	Description	Maximum charge per IPART's Determination \$
18	Plumbing and stormwater drainage Inspection: a) New Sewer Connection (including residential single dwelling, unit or villa complex, commercial and industrial) b) Each additional WC (including residential single dwelling, unit, villa, commercial and industrial) c) Alterations, Caravans and Mobile Homes d) Sewer re-inspection e) Rainwater Tank Connection	180.59 15.29 165.30 41.33 67.66
19	Adjust an existing 20mm service	190.83
20	Raise/Lower Manhole inspection	56.58
21	Water or Sewer Engineering Plan Assessment: a) Small Projects - Residential development ≤ 10 lots (including associated mains relocations or mains extensions to existing properties outside service area) (charged per application, water or sewer) b) Medium Projects > 10 and ≤ 50 lots (including associated mains relocations), new or modification to existing private sewage pumping stations or medium density development (charged per application, water or sewer) c) Large Projects > 50 and ≤ 150 lots (including associated mains relocations) (charged per application, water or sewer) d) Special Projects (roads and/or rail authority asset relocations/adjustments, new or adjustments to existing water or sewerage pumping stations, assessment of consultant reports for development within water catchment areas (NorBE) or developments > 150 lots)	294.10 701.84 895.67 3,074.69
22	Section 307 Certificate: a) Development without Requirement b) Boundary Realign, Subdivisions or developments involving mains extensions c) Multi Residential Development including units, granny flats and dual occupancies d) Commercial Buildings, Factories, Torrens Subdivision of Dual Occupancy etc	60.16 327.52 147.05 180.48

No.	Description	Maximum charge per IPART's Determination \$
23	Cancellation of Water and Sewer Applications	21.53
24	Water & Sewer Building Plan Assessment (review building over or adjacent to water or sewer mains requirements for new structures)	133.69