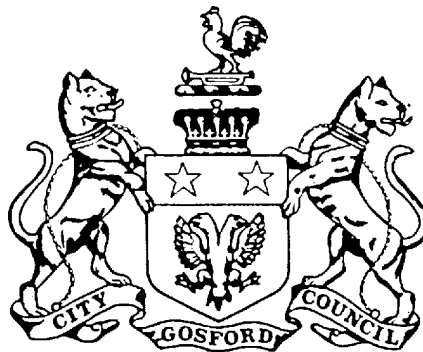




# **WATER SUPPLY AND SEWERAGE DEVELOPMENT CHARGES**



## **WATER SUPPLY AND SEWERAGE DEVELOPMENT CHARGES**

### **GOVERNANCE AND PLANNING – DEVELOPMENT & COMPLIANCE**

#### **POLICY OBJECTIVES**

To recover costs associated with providing infrastructure for additional loads on systems so that services can be provided to developments in accordance with the Development Service Plans.

#### **POLICY STATEMENT**

- 1 Council will require developer charges towards water supply and sewerage works from all developers where there is an increase demand on the infrastructure. The charge will be assessed on the basis of the number of Equivalent Tenements (ET).
- 2 The amount of the charges shall be in accordance with the provisions contained within Chapter 6 Part 2 Division 5 of the Water Management Act 2000 and determinations by the Independent Pricing and Regulatory Tribunal.-
- 3 The amount of the charges shall be reviewed at regular intervals in accordance with the determinations of the Authority.

#### **Other Additional Works**

- 4 The developer is responsible for the full costs of connection to the nearest available services. Council will permit water and sewer reticulation works on private subdivisions and developments to be carried out by approved contractors subject to the work being carried out in accordance with Council's specifications and under the inspection of the Director Construction & Operations or nominated representative.
- 5 The developer shall also be responsible for the full cost of internal reticulation to service the development and shall accept responsibility for the design and construction of such reticulation. In the event of part of such reticulation requiring "up sizing" to serve adjoining development a credit determined by the Authority, will be given for such "up sizing" as a charge to the Authority's developer charges fund.

#### **Evaluation of Developer Charges**

A The amount of contribution shall be based on an assessment by the Authority of the benefit to a development of additional works to be constructed.

The charges are outlined in the Development Service Plan for the various areas covering the service area and shall be calculated using the methodology as determined by the Independent Pricing and Regulatory Tribunal.

The amount of the charge for a specific development shall be the product of the number of equivalent tenements proposed to be permitted, times the current charge rates less a credit (if applicable) equal to the product of the number of existing equivalent tenements and the current charge rates. A credit will only be given if the development is currently within the service area. The following criteria are considered to be reasonable.

### Criteria for Assessment of Equivalent Tenement (ET)

CLASSIFICATION	REMARKS	ET PER UNIT	UNIT ADOPTED
RESIDENTIAL SUBDIVISION	Dwelling, rural	1	Per Lot
UNITS	RFB, Dual Occ, Flats, Secondary Dwelling	2/3	Per unit
AGED HOUSING #		0.3	Per bed
CARAVAN PARK		0.75	Per site
COMMUNITY BLD		1	
HOSPITAL		1.0	Per bed
HOSTEL		0.15	Per bed
NURSING HOME		0.4	Per bed
COMMERCIAL			
BUS DEPOT	1 ET for office (Based on water consumption)	1.5	With workshop
CARWASH		1	Max 25 litre
FAST FOOD	No amenities	0.02/m <sup>2</sup>	As per comm.
	With amenities	0.04/m <sup>2</sup>	As per comm.
RESTAURANT		0.008/m <sup>2</sup>	Per built up hectare
SHOP/OFFICES		0.005/m <sup>2</sup>	
SHOP CENTRE		0.001/m <sup>2</sup>	Per built up Hectare
HOTEL/MOTEL	Or 1 ET per 3 beds	0.3	Per bedroom
LICENSED CLUBS		0.04	Per occupant
TAVERN	Or as per club	160	Per built up Hectare
LAUNDROMAT		0.6	Per Machine
MARINA		0.16	Per berth
PROF. CONSULTING	Medical Centre	0.4	Per practice room
PUBLIC ENTERTAINMENT	including Skating Rink, Bowling Alleys, Cinemas, Gyms, etc	0.5	Per WC or Urinal

CLASSIFICATION	REMARKS	ET PER UNIT	UNIT ADOPTED
SPORTS AMENITIES SPORTS FACILITY		0.5	Per WC Per 100 visitors
SWIMMING POOLS	At existing Service Station	20	per Olympic sized pool complex
TAXI BASE		1	
INDUSTRIAL WAREHOUSE	Unknown Use Dry Storage	5.0	Per NDA Per built up hectare
SHOWROOM		14 individually assessed	
SERVICE STATION STABLES CHURCH/CHAPEL	Car Repair 0.6/building	3 140 1 per 80	Per built up Hectare Based on seats
EMERGENCY SERVICES	Fire stations etc.	0.5	
SCHOOL	No Headworks	0.04	Per pupil-staff
VET	Or Comm. (40 ET/HA)	0.5	Per Consult. room

# The number of equivalent tenements assessed for aged accommodation development shall be no greater than that assessed on the basis of two (2) equivalent tenements per three (3) units.

Where the above criteria are not considered appropriate, then the number of ET shall be based on industry practice.

### Application of Developer Charges

Charges shall be applied in accordance with the determinations of the Independent Pricing & Regulatory Tribunal.

All Development Consents issued prior to 1 July 1996 shall pay a charge being the minimum of:

- i) the current rate  
or
- ii) the rate applicable at the date of Development Consent indexed to current dollar.

The relevant Development Service Area rate is applicable for areas not previously included in Council's service area which are added to that Development Service Area.

### Refund of Contributions

Any refund of contributions due to overpayment of the contributions is to be made to the owner of the site at the time of payment of the charge.

(Min No 88/93 - 9 February 1993)  
(Min No 626/96 - 6 August 1996 - Review of Policies)  
(Min No 239/2000 – 24 October 2000 – Review of Policies)  
(Min No 214/2005 - 8 March 2005 - Review of Policies)  
(Min No 610/2009 - 1 September 2009 - Review of Policies)  
(Min No 2013/388 - 16 July 2013 - Review of Policies)