

# Connection Costs – Gravity Sewer System

Current as 14 November 2016

The estimated costs to property owners associated with connecting to the Cockle Bay Towns Sewerage Scheme are described below.

Property Owner Costs – Contribution Charges			
Item	Description	Amount	Payment method
<p>Contribution charges</p> <p><i>Calculated in accordance with the IPART Determination<sup>1</sup>, the charge is a contribution to the capital cost of the scheme based on the load a property places on the sewer.</i></p> <p><i>The charges are independent of the type of sewer connection and extent of infrastructure installed on each property.</i></p>	<p>The PSP<sup>2</sup> Area Contribution Charge is payable by property owners of <b>existing lots and approved development</b><sup>3</sup> in the service area upon connection to the scheme.</p>	<p>\$11,527<sup>4</sup> per ET<sup>5</sup> or \$185<sup>6</sup> per ET per quarter over 20 years (total payments \$14,832<sup>6</sup> per ET)</p>	<p>Options are:</p> <ol style="list-style-type: none"><li>1. Pay in full prior to connection.</li><li>2. Pay quarterly instalments in arrears after connection over a maximum period of 20 years at an interest rate<sup>7</sup> fixed for the term of the loan. The outstanding amount can be paid out at anytime without penalty<sup>8</sup>.</li><li>3. Council's hardship provision – eligible owners will not repay the amount until the property is sold.</li></ol>
	<p>The Non PSP Contribution Charge is payable by property owners of <b>future lots and development</b><sup>9</sup> in the service area upon connection to the scheme.</p>	<p>\$24,934<sup>4</sup> per ET or \$401<sup>6</sup> per ET per quarter over 20 years (total payments \$32,084<sup>6</sup> per ET)</p>	
Property Owner Costs – Other one-off costs			

<sup>1</sup> Independent Pricing and Regulatory Tribunal (IPART) Determination 1, 2006, *Pricing of Backlog Sewerage Services for Gosford City Council*.

<sup>2</sup> Priority Sewerage Program.

<sup>3</sup> Development that is existing or approved by council prior to council adopting the Contribution Charges on 24 November 2015.

<sup>4</sup> The contribution charges are indexed by the Consumer Price Index (All Groups CPI for Sydney published by the Australian Bureau of Statistics) for each year (or part of a year) that a property remains unconnected to the sewerage system after the sewerage system became available on 14 November 2016.

<sup>5</sup> *Equivalent Tenement* is a measure of the load a development will place on the infrastructure in terms of the sewage discharge for an average residential dwelling.

<sup>6</sup> Based on an interest rate of 2.61%, current at 1 July 2016 and subject to change.

<sup>7</sup> The interest rate is the 10-year Government Bond rate published on the Reserve Bank of Australia's website on the date prior to connection.

<sup>8</sup> The 149 Certificate for the property will disclose that an outstanding loan exists for the Sewerage Scheme. If the property is sold before the debt is cleared, the outstanding debt will be discharged at settlement unless the vendor makes other arrangements with the buyer.

<sup>9</sup> Subdivisions or development that is approved by council after council adopts the Contribution Charges on 24 November 2015.

Item	Description	Amount	Payment method
Plumbing defects	The cost of modifying any plumbing infrastructure on your property to ensure it is able to be connected to the sewer system. Plumbing defects are to be identified by your licensed plumber when assessing the work required to connect to the sewer.	The cost of rectification works will vary between properties.	You need to arrange a licensed plumber to carry out any rectification work at your own cost – if required.
Plumbing connection cost	The cost of connecting your existing plumbing to the new system. The extent of work required will depend on the location of infrastructure.	The cost of the plumbing connection will vary between properties. The cost of council's inspection after connection to the sewer system is included in the Plumbing and Drainage Inspection Fee.	You need to arrange a licensed plumber to carry out the plumbing connection at your own cost.
Decommissioning of the existing on-site system	Following connection to the sewer system, the existing on-site system is to be decommissioned in accordance with the procedures outlined in council's factsheet 'Decommissioning your tank.' This ensures your health and safety is not at risk once the existing system has been disconnected.	The cost of decommissioning the on-site system will vary between properties and will depend on the works carried out.	You need to arrange the licensed plumber, waste contractor and any other service providers required to carry out the work at your own cost.
Plumbing and Drainage Inspection Fee	The fee covers multiple council inspections of your plumbing systems during the connection process. A re-inspection fee is charged for each additional inspection following identification of non-compliant plumbing and drainage work.	2016/17 fees are: <ul style="list-style-type: none"> <li>\$256.07 (includes 1 toilet)</li> <li>Plus \$22.08 for each additional toilet</li> </ul> A fee of \$47.37 will be charged for re-inspection of non-compliant plumbing and drainage work.	To be paid to council prior to the first inspection being carried out.

Property Owner Costs – Ongoing charges			
Item	Description	Amount	Payment method
Sewerage Service Charge	The charge is applied annually to all <b>residential</b> properties and to all non-residential properties with a 20mm water meter to which connection to a sewerage system is available.	The charge is applied per dwelling. The 2016/17 charge is: \$672.42 p.a. (\$336.21 / 6 months)	Ongoing charge included on your bi-annual <sup>10</sup> water account.
Non Residential Sewerage Service Charge	The charge is applied annually to all <b>non-residential</b> properties with a water meter size of $\geq 25$ mm to which connection to a sewerage system is available. The published charge is multiplied by the property's sewage discharge factor <sup>11</sup> .	The charge is based on the size of the property's water meter. 2016/17 charges are available on council's website <sup>12</sup>	Ongoing charge included on your bi-annual <sup>10</sup> water account.
Non Residential Sewerage Usage Charge	The charge is applied to <b>non-residential</b> properties where the volume of sewage discharged is greater than the discharge allowance of 150 kL p.a. The volume of sewage discharged is calculated by multiplying the average daily water usage by the discharge factor <sup>11</sup> .	The 2016/17 charge is: \$0.83 per kilolitre of sewage discharged over 150 kL p.a.	Ongoing charge included on your bi-annual <sup>10</sup> water account, where sewage usage exceeds the allowance (applied as 75 kL per bi-annual account).
Liquid Trade Waste Charges	The charges apply to <b>non-residential</b> properties discharging liquid trade waste to the sewer system as per council policy <sup>11</sup> . The charges include a once-off application fee and an annual agreement fee based on the trade waste discharge category that applies to the property. A usage charge calculated by multiplying the average daily water usage by a trade waste discharge factor <sup>11</sup> may also apply. Property owners should consult with council's Liquid Trade Waste Officer on (02) 4325 8222 for further information.	The 2016/17 charges are available on council's website <sup>12</sup> and may include the following: <ul style="list-style-type: none"> <li>• Trade Waste Application Fee</li> <li>• Trade Waste Agreement Fee p.a.</li> <li>• Trade Waste Usage Charge – Compliant \$1.71 per kilolitre</li> </ul>	Ongoing charges included on your bi-annual <sup>10</sup> water account.

<sup>10</sup> Some high water users and properties with large sewerage service charges are able to be billed quarterly upon request.

<sup>11</sup> The discharge factors and liquid trade waste category depend on the type of activity occurring on the property and are sourced from council policy *Discharge of Liquid Trade Waste and Septic Waste to the Gosford City Council Sewerage System* available on council's website at [www.centralcoast.nsw.gov.au](http://www.centralcoast.nsw.gov.au) (move to Gosford, About Council, Doing Business in Gosford City, Liquid Trade Waste).

<sup>12</sup> Council's current charges can be found on council's website at [www.centralcoast.nsw.gov.au](http://www.centralcoast.nsw.gov.au) (move to Gosford, About Council, General Information and Rates, Fees and Charges)



# Steps to connect

## Gravity Sewer System Later Connection

### Environment & Waste

#### Later connection to the Cockle Bay Towns Sewerage Project

Outlined below are the steps you need to take to connect to the Cockle Bay Towns Sewerage Project.

#### 1 Connection request

When you have decided to connect to the gravity sewer scheme, request from Central Coast Council (CCC) a later gravity connection pack and return the 'payment election form.' You can contact CCC on 1300 463 954.

**Payment:** NIL

#### 2 Arrange a plumber

Obtain quote/s for a licensed plumber to connect your property to the sewer.

The quote should include the cost to connect the existing sanitary drainage to the new pumping unit and to rectify any defects of your existing sanitary drainage system.

When preparing a quote, the plumber will need to check the items listed on the fact sheets 'Plumbing and drainage' and 'Plumber's checklist.'

**Payment:** NIL

#### 3 Plumbing & inspection

Engage a licensed plumber to carry out the works required to connect your property to the sewer.

Submit the plumbing inspection application form and pay the associated fee to CCC. Your plumber will need to book a Plumbing Inspection appointment to suit their work schedule.

**Payment:** The Plumbing and Drainage Inspection fee is to be paid prior to inspection. The fee covers the cost of multiple CCC inspections during the connection process. An additional fee is charged for re-inspection of non-compliant plumbing and drainage work.

#### 4 Plumbing connection

If all plumbing work is acceptable at the CCC plumbing inspection in Step 3, connection to the sewer can occur on the same day, by your licensed plumber, in the presence of a CCC Plumbing Inspector.

However, if the inspector needs to return on another day due to non-compliant work, the plumber will need to arrange a re-inspection and pay the additional fee before connection can take place.

**Payment:** You will become liable for the



contribution charge upon connection. The charge can be paid as a lump sum just prior to connection or by quarterly instalments in arrears over a period of up to 20 years. Pay your licensed plumber to connect your property to the sewer in accordance with your arrangements.

### 5 Decommission your tank

Once your property is connected to sewer, you must decommission your existing on-site system. To do this, you must follow the steps detailed in the fact sheet 'Decommissioning your tank.'

When decommissioning your onsite system, it is essential that you:

- Desludge and disinfect your tank within 5 days of connecting to the sewer and submit a copy of the docket to CCC.
- Complete the Decommissioning Statement and submit to CCC within two weeks of connecting to the sewer.

**Payment:** Arrange and pay the cost of a waste contractor and any other contractors required to carry out the work.



# Plumbing & drainage

## Environment & Waste

Prior to connection to the new Cockle Bay Towns Sewerage Project gravity sewer system, property owners will need to ensure that their existing sanitary drainage is ready for connection. Further details are outlined below.

### Plumbing and drainage

When connecting your property to the sewer system, council will install a property connection point (PCP) inside the property's boundary. The property owner will be responsible for connecting their sanitary drainage to the PCP. The following items will need to be addressed as applicable:

- All plumbing and drainage works must be carried out by a licensed plumber and comply with AS3500 and the National Plumbing Code of Australia.
- The property's sanitary drainage system must have an overflow relief gully at a level consistent with floor, ground and flood levels (minimum 150mm below floor level and 75mm above ground level).
- The property's sanitary drainage system must have a relief vent (to atmosphere).
- Septic tanks older than 20 years are likely to have a grease trap. Grease

traps must be removed prior to connection.

- All existing Vitrified Clay (VC) pipes must be replaced. Cast Iron (CI) or Polyvinyl Chloride (PVC) pipes are acceptable.
- A dye test is to be undertaken prior to connecting to the sewer system.
- Any defects identified must be rectified prior to connection to the sewer system. Rectify any defects causing environmental or public health concerns as soon as possible once identified.
- A Department of Fair Trading Notice of Work must be supplied and the new sewer connection inspection fee paid to council prior to carrying out any plumbing and drainage works.
- A Department of Fair Trading Certificate of Compliance must be supplied to council upon completion of any plumbing and drainage work.
- All new and modified pipework must remain exposed for a visual inspection by council's plumbing inspector when ready for connection.
- All pipe work must be hydrostatically tested after connection to the collection tank.



# Decommissioning your tank

## Environment & Waste

Once your property is connected to sewer, your onsite sewage management system must be decommissioned.

Existing septic tanks, collection wells and aerated wastewater treatment systems are no longer required.

### Decommissioning your system

To protect public health and the environment, it is essential to have all onsite sewage management systems decommissioned in a safe manner.

Septic tanks, collection wells and aerated wastewater treatment systems (AWTS) require different procedures to be followed to ensure that the risk to health and the environment is minimised.

### In-ground concrete tanks

How to decommission an in-ground concrete tank:

1. Following connection of your property to sewer, a licensed plumber is to disconnect and remove or cap all pipes from the household, which connect to the onsite sewage management system.
2. Contact a licensed waste service provider and book a final pump

out and desludge of your system. This is usually booked for the same day as connection but must be completed within five days of your connection to the sewer. The tank/s are to be desludged and disinfected by a licensed waste service provider in accordance with the following procedure:

- a. The sides, lid, baffle and square junctions of the tank must be hosed down as the desludge takes place.
  - b. If the system is an AWTS all internal components are to be cleaned during the desludge and removed for disposal at a licensed waste facility.
  - c. Once desludged, spread Builders' (Hydrated) Lime over the interior and lid of the tank.
  - d. Remaining contents of the tank and/or well may then be emptied by the licensed waste service provider.
3. Submit a copy of the desludge docket to council within two days of desludging your system.
  4. The tank lid must be removed, holes are to be drilled in the base of the tank and the lid and walls are to be collapsed into the tank.





5. The tank must be backfilled with a free draining soil and hydrated lime. A garden or turf can then be placed over the top.

6. Complete the Decommissioning Statement and submit to council within two weeks of connecting to the sewer. The statement shall certify that the tank has been decommissioned appropriately by following the steps listed above. Attach photos showing that all plumbing has been disconnected.

### Above-ground concrete and plastic tanks

How to decommission an above ground concrete or plastic tank:

1. Following connection of your property to the sewer, a licensed plumber is to disconnect and remove or cap all pipes from the household, which connect to the onsite sewage management system.
2. Contact a licensed waste service provider and book a final pump out and desludge of your system. This is usually booked for the same day as connection but must be completed within five days of your connection to the sewer. The tank/s are to be deslugged and disinfected by a licensed waste service provider in accordance with the following procedure:
  - a. The sides, lid, baffle and square junctions of the tank must be hosed down as the desludge takes place.
  - b. If the system is an AWTS all internal components are to be cleaned during the desludge and removed for disposal at a licensed waste facility.
  - c. Once deslugged, spread Builders' (Hydrated) Lime over the interior and lid of the tank.
  - d. Remaining contents of the tank and/or well may then be emptied by the licensed waste service provider.
3. Submit a copy of the desludge docket to council within two days of desludging your system.
4. The tank must be removed from the site and transported by a licensed waste contractor to a licensed waste facility.
5. Complete the Decommissioning Statement and submit to council within two weeks of connecting to the sewer. The statement shall certify that the tank has been decommissioned appropriately by following the steps listed above. Attach photos showing that all plumbing has been disconnected and a copy of the tank disposal docket.



Below ground concrete tank



Above ground concrete tank



**If you wish to retain your wastewater tanks for the collection of stormwater, refer to the Reuse of Tanks for Stormwater Collection factsheet.**



## Cockle Bay Towns Sewerage Project Payment Election Form

You have elected for an Early Connection to the Cockle Bay Towns Sewerage system and you will soon need to pay or commence paying the Contribution Charge.

This form allows you to elect how you are going to pay the contribution charge. You have the choice of either paying up front just prior to connection, or by instalments over a period of up to 20 years.

For those that elect to pay by instalments, a low interest rate will apply that is fixed for the term of the loan just prior to connection. You will receive your first invoice within 3 months of connection around the time of your quarterly rates notice. You will then receive an invoice each quarter thereafter for the term of the loan.

Property address	Lot No/Portion	Deposited Plan

### Payment arrangement

Please tick one of the boxes below to indicate your method of payment for the contribution charge:

☐

Full upfront payment

☐

Payment in arrears over a period of 20 years

### Payment methods available

You can pay the contribution charge by BPay, credit card, cash or cheque. Council encourages customers to set up automatic BPay payments with their financial institutions.

### Alternative payment arrangements

If you wish to alter the frequency of your repayments, simply contact council after you receive your first invoice. Should you wish at any time to pay off a lump sum, or the outstanding amount, this can be done without penalty – simply contact council to organise this.

Owner/owner's name

Owner/owner's signature

Date \_\_\_\_/\_\_\_\_/\_\_\_\_

**Please return this form as soon as possible via one of the following methods:**

[ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au)

PO Box 21, Gosford NSW 2250

If you have any questions relating to this form, please contact council on 1300 463 954.

# Cockle Bay Towns Sewerage Project Decommissioning Statement

You have elected to connect to the Cockle Bay Towns Sewerage system. Once connected, you will need to decommission your existing on-site sewage management system and return this decommissioning statement.

Property address	Lot No/Portion	Deposited Plan

Please tick the following boxes to indicate you have correctly decommissioned your existing tank in accordance with the instructions provided in the **factsheet 'Decommissioning your tank'**:

- ☐ A licensed plumber has disconnected and removed/capped all pipes from the household which connect to your onsite sewage management system.
- ☐ A licensed liquid waste service provider has completed a final pump out and desludge of the system and a copy of the desludge docket has been submitted to council or is attached.
- ☐ *In-ground tanks:* The tank lid has been removed, holes have been drilled in the base of the tank and the lid and walls have been collapsed into the tank. The tank has been backfilled with a free draining soil and hydrated lime.
- ☐ *Above-ground tanks:* The tank has been removed from the site and transported by a licensed waste contractor to a licensed waste facility.

Please attach the following when submitting this Decommissioning Statement:

- ☐ A copy of the tank desludge docket (write "N/A" if already submitted).
- ☐ Photos showing that all plumbing has been disconnected.
- ☐ *Above-ground tanks:* A copy of the tank disposal docket.

This decommissioning statement certifies that I/we \_\_\_\_\_ of \_\_\_\_\_ have decommissioned our on-site sewage management system by completing the steps listed above in accordance with the procedure laid out in the factsheet 'Decommissioning your tank.'

Owner/owner's name \_\_\_\_\_

Owner/owner's signature \_\_\_\_\_

Date \_\_\_\_/\_\_\_\_/\_\_\_\_

**Please return this form within two (2) weeks after connection via one of the following methods:**

[ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au)

PO Box 21, Gosford NSW 2250

If you have any questions relating to this form, please contact council on 1300 463 954.