

---

RATING STRUCTURE

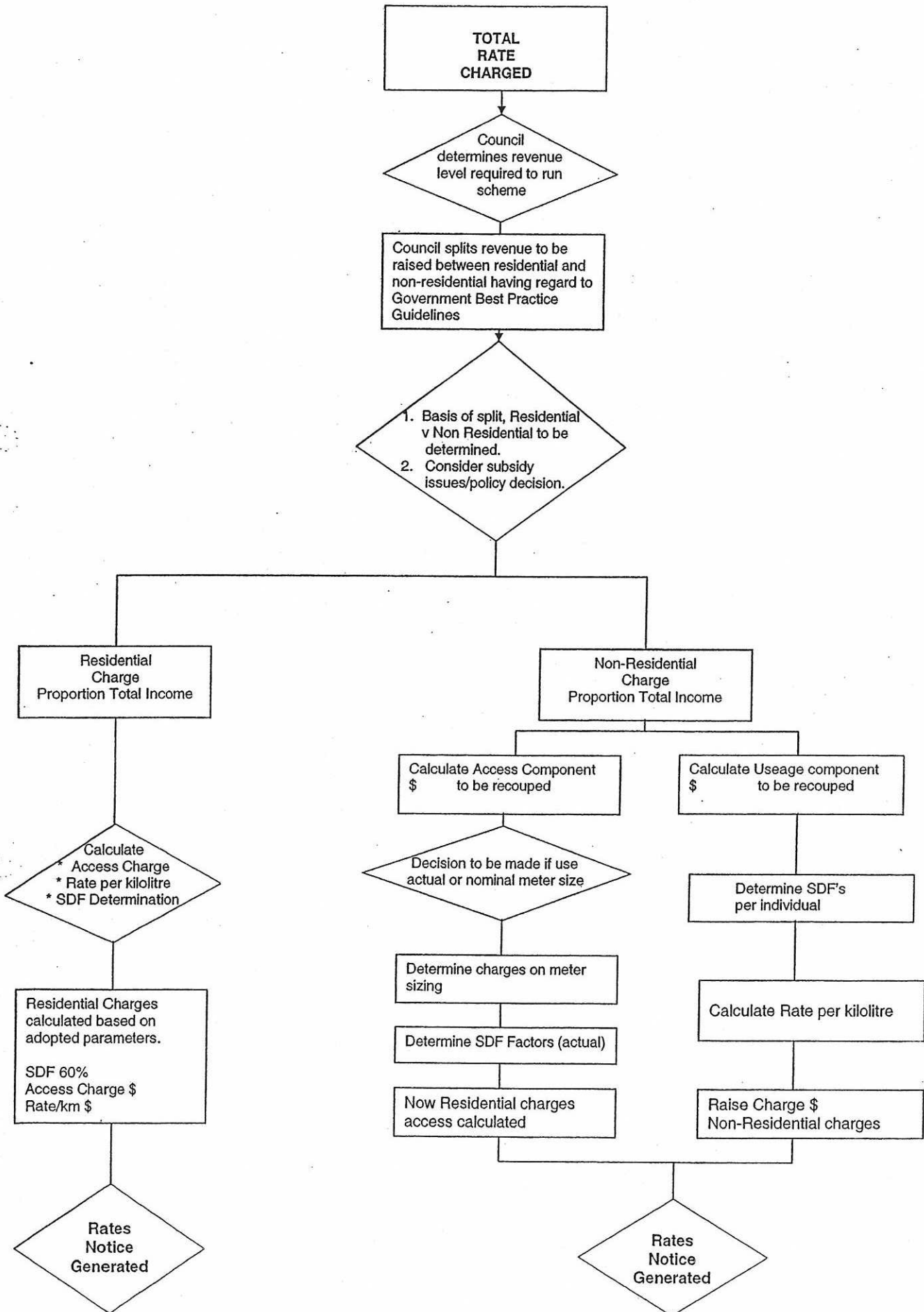
---

BLANK

BLANK

BLANK

# SEWERAGE CHARGES





WORKINGS - BEST PRACTICE SEWER CHARGES  
BATHURST CITY COUNCIL

mf	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o
47															
48															
49															
50															
		Meter Size	Access Charge	Total	Revenue										
51	20	\$307	6607.1	\$2,030,116.62											
52	25	\$450	138.85	\$55,701.45											
53	32	\$787	81.25	\$53,910.65											
54	40	\$1,229	77.95	\$55,804.57											
55	50	\$1,600	82.35	\$158,144.37											
56	65	\$3,245	1.1	\$3,270.01											
57	80	\$4,815	13.55	\$58,914.58											
58	100	\$7,652	12.2	\$89,715.18											
59	150	\$17,264	0.95	\$18,419.36											
60	Unmetered	\$307	187.4	\$51,435.61											
61	Revenue Required	\$2,845,432.83													
62															
63															
64															
65		Average Residential Discharge	Annual Residential Charge												
66				(187.97)											
67		Usage Charge													
68		Access Charge (SDF res x 20 mm access charge)													
69		Total Residential Annual Charge - Occupied													
70															
71		Revenue													
72	Residential														
73	Usage Charges														
74	Access Charges														
75															
76	Non-Residential														
77	Usage Charges														
78	Access Charges														
79															
80	Total Revenue														

5



CROSS SUBSIDY - OVER THREE YEARS

CROSS SUBSIDY	\$ 426,182.73	\$ 41.24			
YEAR 1 = 2/3 cross subsidy	\$ 284,121.82	\$ 27.49	per residential property		
YEAR 2 = 1/3 cross subsidy	\$ 142,060.91	\$ 13.75	per residential property		
YEAR 3	\$ -				
Annual Residential Property Charge		Year 1	Year 2	Year 3	
	\$ 166.19	\$ 166.19	\$ 166.19	\$ 166.19	Usage
	\$ 184.36	\$ 184.36	\$ 184.36	\$ 184.36	Access
		\$ 41.24	\$ 27.49	\$ 13.75	Cross - subsidy
	<u>\$ 350.55</u>	<u>\$ 391.78</u>	<u>\$ 378.04</u>	<u>\$ 364.29</u>	

Occupied	9879
Vacant	<u>456</u>
Number of residential properties	<u>10335</u>

Residential Occupied	\$ 3,463,062.94	\$ 3,870,441.67	\$ 3,734,648.76	\$ 3,598,855.85
Residential Vacant	\$ 84,067.13	\$ 102,871.12	\$ 96,603.12	\$ 90,335.13
Usage Charge Component	\$ 855,317.09	\$ 855,317.09	\$ 855,317.09	\$ 855,317.09
Access Charge Component	<u>\$740,095.47</u>	<u>\$313,912.75</u>	<u>\$455,973.66</u>	<u>\$598,034.56</u>
	<u>\$ 5,142,542.63</u>	<u>\$ 5,142,542.63</u>	<u>\$ 5,142,542.63</u>	<u>\$ 5,142,542.63</u>

Year 1 - Non Residential  
Meter Size

	Access Charge	Total	Revenue
20 \$	130	406.1	\$52,925.42
25 \$	204	136.85	\$27,867.38
32 \$	334	81.25	\$27,107.82
40 \$	521	77.95	\$40,635.67
50 \$	815	82.35	\$67,077.20
65 \$	1,377	1.1	\$1,514.23
80 \$	2,085	13.55	\$28,254.69
100 \$	3,258	12.2	\$39,749.45
150 \$	7,331	0.95	\$6,964.30
Unmetered	\$130	167.4	\$21,816.58
Revenue Required	<u>\$313,912.75</u>		<u>\$ 313,912.75</u>

Year 2  
Meter Size

	Access Charge	Total	Revenue
20 \$	189	406.1	\$76,876.77
25 \$	296	136.85	\$40,478.74
32 \$	485	81.25	\$39,375.44
40 \$	757	77.95	\$59,025.30
50 \$	1,183	82.35	\$97,432.92
65 \$	2,000	1.1	\$2,199.49
80 \$	3,029	13.55	\$41,041.33
100 \$	4,733	12.2	\$57,738.03
150 \$	10,648	0.95	\$10,115.99
Unmetered	\$ 189	167.4	\$31,689.66
Revenue Required	<u>\$455,973.66</u>		<u>\$ 455,973.66</u>

Year 3  
Meter Size

	Access Charge	Total	Revenue
20 \$	248	406.1	\$100,828.11
25 \$	388	136.85	\$53,090.09
32 \$	636	81.25	\$51,643.06
40 \$	993	77.95	\$77,414.93
50 \$	1,552	82.35	\$127,788.64
65 \$	2,622	1.1	\$2,884.75
80 \$	3,973	13.55	\$53,827.96
100 \$	6,207	12.2	\$75,726.60
150 \$	13,966	0.95	\$13,267.67
Unmetered	\$ 248	167.4	\$41,562.73
Revenue Required	<u>\$598,034.56</u>		<u>\$ 598,034.56</u>

Year 4  
Meter Size

	Access Charge	Total	Revenue
20 \$	307	406.1	\$124,779.46
25 \$	480	136.85	\$65,701.45
32 \$	787	81.25	\$63,910.68
40 \$	1,229	77.95	\$95,804.57
50 \$	1,920	82.35	\$158,144.37
65 \$	3,245	1.1	\$3,570.01
80 \$	4,916	13.55	\$66,614.59
100 \$	7,682	12.2	\$93,715.18
150 \$	17,284	0.95	\$16,419.36
Unmetered	\$ 307	167.4	\$51,435.81
Revenue Required	<u>\$740,095.47</u>		<u>\$ 740,095.47</u>

7  
B

Code	Description	2003, 2004 Trial Balance - Current Levy	Residential	Non-Res	Flats
71	Sewerage Town/Village Occupied	\$3,817,782	\$3,817,782		
72	Sewerage Town/Village Vacant	\$188,082	\$188,082		
73	Sewerage Residential - N/R to ordinary rate	\$33,404	\$33,404		
74	Sewerage Business Occupied	\$720,472		\$720,472	
75	Sewerage Business Vacant	\$105,904		\$105,904	
76	Sewerage Rural Residential Occupied	\$2,835		\$2,835	
77	Sewerage Rural Residential Vacant	\$5,590		\$5,590	
78	Sewerage Farmland Vacant	\$5,920		\$5,920	
79	Sewerage In Lieu - Toilet	\$142,818		\$142,818	
80	Sewerage In Lieu - Toilet Hall	\$27,846		\$27,846	
81	Sewerage In Lieu - Urinal	\$7,264		\$7,264	
82	110 Additional Sewer Charge	\$81,626		\$81,626	
83	Flats adjustment	\$5,142,542	\$4,129,318	\$1,013,224	\$156,006
84			\$156,006		
85			\$3,973,313	\$1,189,230	
86			77.28%	22.72%	

Code	Description	Consumption	Consumption X SDF	Overall SDF
1242446.00	(/Q report - Code 81, water consumption)	1242446.00	647417.55	51.13%
26776.00	(/Q report - Code 81, water consumption)	26776.00	22231.95	
684089.00	(/Q report - Code 86, 87, 88 water consumption)	684089.00	329076.25	51.13%
87473.00	(/Q report - Code 71 & 110 water consumption)	87473.00	51921.50	
2040764.00		2040764.00	1059647.25	

Code	Description	Consumption	Consumption X SDF	Overall SDF
338170.00	Water Consumption - Residential	338170.00	168584.10	50.15%
338170.00	Water Consumption - Commercial	338170.00	168584.10	50.15%
338170.00	Water Consumption - Industrial	338170.00	168584.10	50.15%
338170.00	Water Consumption - Residential	338170.00	168584.10	50.15%
338170.00	Water Consumption - Commercial	338170.00	168584.10	50.15%
338170.00	Water Consumption - Industrial	338170.00	168584.10	50.15%

Code	Description	Consumption	Consumption X SDF	Overall SDF
1242446.00	(/Q report - Code 81, water consumption)	1242446.00	647417.55	51.13%
26776.00	(/Q report - Code 81, water consumption)	26776.00	22231.95	
684089.00	(/Q report - Code 86, 87, 88 water consumption)	684089.00	329076.25	51.13%
87473.00	(/Q report - Code 71 & 110 water consumption)	87473.00	51921.50	
2040764.00		2040764.00	1059647.25	

Code	Description	Consumption	Consumption X SDF	Overall SDF
338170.00	Water Consumption - Residential	338170.00	168584.10	50.15%
338170.00	Water Consumption - Commercial	338170.00	168584.10	50.15%
338170.00	Water Consumption - Industrial	338170.00	168584.10	50.15%
338170.00	Water Consumption - Residential	338170.00	168584.10	50.15%
338170.00	Water Consumption - Commercial	338170.00	168584.10	50.15%
338170.00	Water Consumption - Industrial	338170.00	168584.10	50.15%

Code	Description	Consumption	Consumption X SDF	Overall SDF
338170.00	Water Consumption - Residential	338170.00	168584.10	50.15%
338170.00	Water Consumption - Commercial	338170.00	168584.10	50.15%
338170.00	Water Consumption - Industrial	338170.00	168584.10	50.15%
338170.00	Water Consumption - Residential	338170.00	168584.10	50.15%
338170.00	Water Consumption - Commercial	338170.00	168584.10	50.15%
338170.00	Water Consumption - Industrial	338170.00	168584.10	50.15%

Residential includes flats, excludes flats  
 Vac - Res  
 SDF rate = 60%



**WORKING PARTY**

1. **SEWER ACCESS CHARGES – REBATE SYSTEM**

BLANK

BLANK

BLANK

BLANK

1984

1984

---

USER PAYS SEWER

---

1984

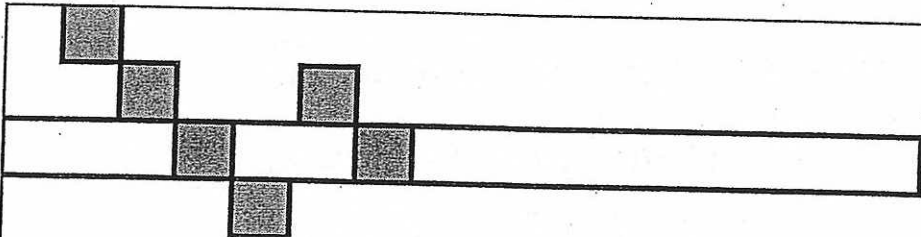
1984

BLANK

BLANK

BLANK

BLANK




# BATHURST CITY COUNCIL SEWER PRICING MODELS

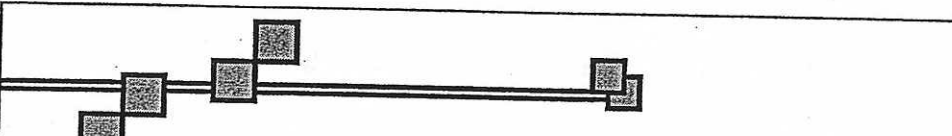
## Councillors' Working Party

---

10 March 2004



4/20/2005 1



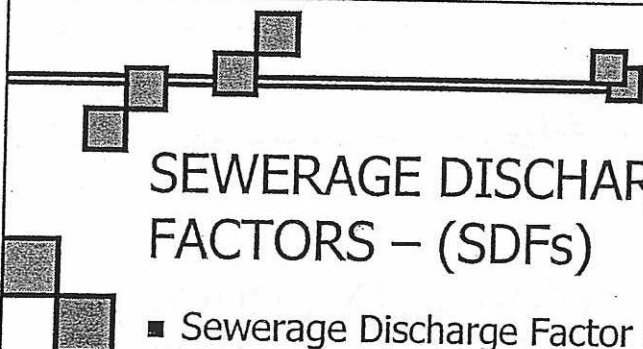
## Why Change?

- The NSW State Government – Best Practice by 1 July 2004
  - "Unless councils have carried out a benefit/cost analysis that has demonstrated that, for their community, best practice pricing is not cost effective there is not sufficient reason for retaining rates based charges and water allowances"* – Letter from the Minister for Local Government to the Mayor, received 16/12/03
- Council's recommendation 20/8/2003 to replace Ad-Valorem Sewer Rates with Annual Sewer Charges (Ability to pay v. Benefit principle)

4/20/2005 2

13

1



## SEWERAGE DISCHARGE FACTORS – (SDFs)

- Sewerage Discharge Factor (SDF) – estimated percentage of volume discharged into the sewerage system from total water consumption.
- BASIS OF BEST PRACTICE MODELLING

4/20/2005

5



## Sewerage Discharge Factors used in modelling

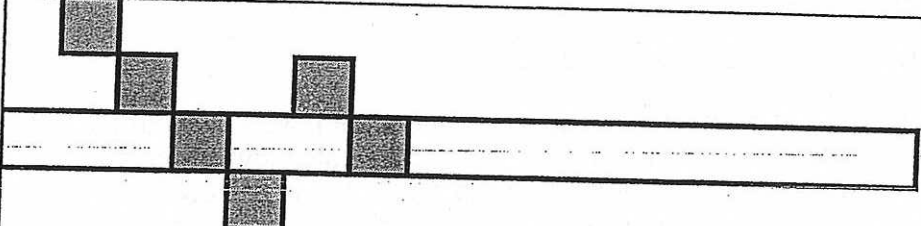
- 5% A very small proportion of metered water is discharged to the sewerage system 5 – 25%, e.g concrete batching plant
- 25% A small proportion of metered water is discharged 25 - 50% , e.g. typical nurseries and market gardens
- 50% Approximately half of metered water is discharged 50 - 60%, e.g. typical licensed club with catering facilities and substantial external watering, typical school
- **60% Residential ,e.g. average residential property**
- 75% A significant proportion of metered water is discharged 75-95%, e.g. typical public swimming pool with showering/toilet facilities and external watering
- 95% Most if not all, of metered water is discharged 95 -100%, e.g typical restaurant, retail outlet.

4/20/2005

6


AP

8

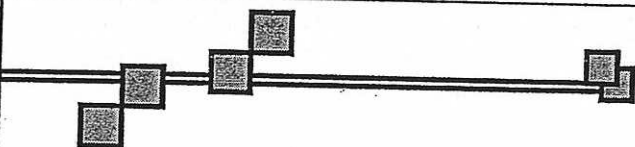


# BATHURST CITY COUNCIL SEWER PRICING MODELS


Discussion Forum  
26 November 2003



4/20/2005 1



## Why Change?



- The NSW State Government - User Pay Sewer by 1 July 2004.
- Council has recommended at its meeting of 20 August 2003 to replace Ad-Valorem Charges with Annual Sewer Charges.
- Change in philosophy of how to distribute the costs of running a sewer system in the community – Ability to Pay v. Benefit

4/20/2005 2

15<sup>1</sup>

A 11  
8A.

REPORT TO WORKING PARTY TO BE HELD ON WEDNESDAY 9 NOVEMBER 2005

**3. USER PAYS SEWERAGE (26.00010)**

In July 2004 Council introduced Best Practice sewer user pays. The introduction of this sewer pricing policy was at the recommendation of the NSW State Government. In August 2003 Council recommended that it replace its ad-volorem charges with annual sewer charges for all categories of Council's customers. Extensive modeling was carried out and numerous reports presented to Council. Council has had an extremely high acceptance of the new user pay sewer which was based on cost recovery as well as elimination of cross subsidisation between various categories of customers.

The information supplied to Council, in particular, detailed the implementation schedule together with the recommendation of the various based options available to Council. Contained within the attachments is a detailed calculation which shows the cross subsidy that existed and Council's system of eliminating this cross subsidy over the next three years. Since the introduction of user pays sewer Council has had several discussions with rate payers in the business sector of the community who would like to see a reduction in the access charge and an increase in the volumetric consumption charge. This has been discussed with each of the people concerned and also Council has had discussions with the Minister in relation to these problems.

Also attached is the latest reply from the Minister in respect to the Government's position on the use of nominal charges in respect to water meters used for fire fighting purposes. Council, at the present time, has not made any changes to its present user pays system adopted on 1 July 2005.

Councillors are reminded that for Council to apply for Best Practice user pays it should not introduce cross subsidisation between categories of residential and business type customers and also it must have a cost recovery type policy where all categories of customers pay their respective amounts for the use of Council's Sewerage systems.



R Roach  
**DIRECTOR**  
**CORPORATE SERVICES & FINANCE**



■ **Non Residential and Multiple Occupancy**

This type of premise is currently under review and it is too early to supply any estimated sewer charges. Council will collect the SDF over the next month and a separate report will be made to the February meeting.

4/20/2005

9

■ **Vacant Land Estimate**

Uniform Annual Charge

Residential SDF x 20 mm access charge

Current	Full Best Practice	Best Practice over 3 Years			Best Practice Categorised	Base + Ad Valorem
		Year 1	Year 2	Year 3		
\$351	\$135	\$185	\$160	\$135	\$135	\$135

4/20/2005

10

## Why Best Practice?

- National Competition Policy – State Government must get local water and sewer suppliers to use best practice methods.
- Requirement for:
  1. Dividend Payment from Sewer Fund to General Fund
  2. Government Grants
  3. Applications for Special Variations of Rate Income
  4. Financial Reporting

4/20/2005

5

## Similarities with current Water Pricing

- Access Charge + Usage Charge
  - Access Charge is proportional to water meter size
  - Usage charge is calculated on metered water supply
- Differences are:
  - Both charges **softened** with SDF applicable to the type of premises
  - Residential usage is **averaged**, resulting in a uniform annual charge

4/20/2005

6

## OPTION 2 – Best Practice

- Uniform Annual Charge per single residential property (includes stratas, excludes flats) - **\$350.50**
- Uniform Annual Charge per vacant property - **\$184.40**
- Two part charge for non-residential properties (includes flats),

$$\text{Usage Charge} = \text{SDF ( Water Consumption X 78c/kilolitre)}$$

$$\text{Access Charge} = \text{SDF x Access Charge for meter size (see next slide)}$$

4/20/2005

9

## OPTION 2 : ACCESS CHARGES

Meter Size	Access Charge
20mm	\$307
25mm	\$480
32mm	\$787
40mm	\$1229
50mm	\$1920
65mm	\$3245
80mm	\$4916
100mm	\$7682
150mm	\$17284

4/20/2005

10

## OPTION 4 – Charges Implemented over 3 years

	Year 1	Year 2	Year 3
Residential	\$378	\$364	\$355
Vacant	\$211	\$198	\$184
Non-Residential			
20mm	\$189	\$248	\$307
25mm	\$296	\$388	\$480
32mm	\$485	\$636	\$787
40mm	\$757	\$993	\$1229
50mm	\$1183	\$1552	\$1920
65mm	\$2000	\$2622	\$3245
80mm	\$3029	\$3973	\$4916
100mm	\$4733	\$6207	\$7682
150mm	\$10648	\$13966	\$17284

N.B. The usage charge of 78c/kl would remain

4/20/2005

13

## Impact of options

- Please refer to handouts for details on a sample of properties.

4/20/2005

14

# Carters

Carter Bros Engineering Pty Ltd

ACN 002 244 411  
3 Toronto St  
Bathurst NSW 2795  
**Phone 02 6331 6811**  
Facsimile 02 6332 2576

10/04/ 2006  
Mr David Sherley  
General Manager  
Bathurst Regional Council  
Civic Center Bathurst

Cc Mayor Norm Mann

Dear Sirs

In relation to the matter of Sewer Access Charges and BRC forthcoming Management Plan.

Late last year I met with Mr Roach on this matter. Present also were Mr David Swan and Mr Russell Dean from Councils engineering dept.

Mr Roach conceded at that meeting, that there was merit in the contention that I have continually put forward, that the "sewer charge should reflect the usage" I believe that meeting came about at the request of someone from DEUS. By deduction it should now be clear that Councils present charge is not fair.

Mr Roach must believe that this is a political matter for he suggested that I make representations along that avenue. This matter is not a political one; it is simply one of fairness and transparency. The charge should reflect the usage. All of these have been reiterated to me by the Minister, copy of which I can provide. Reasonable deduction should arrive at a simple use of a nominal size for water meters in the calculation not the unworkable complex annual rebate system I believe Mr Roach has put to the Dept.

Mr Roaches contention that water from hose reels is being put in the sewer system is a very poor basis for this charge and indeed is a poor inditement on Council's therefore admitted lack of control of trade waste by the engineering department dedicated to such control.

I received a letter saying that this matter is to be reconsidered for the forthcoming management plan. Could you please ensure that my representations to now are considered by the pertinent people.

Yours sincerely

Ray Carter  
Director



Mobile Phone 0407 258882  
Fax 6332 3185

BLANK

BLANK

BLANK

BLANK

**BATHURST**  
**REGIONAL COUNCIL**



26.00010-02/058

Civic Centre Telephone 02 6333 6111  
Cnr Russell & William Sts Facsimile 02 6331 7211  
Private Mail Bag 17 council@bathurst.nsw.gov.au  
Bathurst NSW 2795 www.bathurst.nsw.gov.au

11 April 2006

Mr Ray Carter  
Director  
Carter Bros Engineering Pty Ltd  
3 Toronto Street  
BATHURST 2795

Dear Mr Carter

Council refers to your correspondence dated 10 April 2006 concerning sewer access charges.

The fee structure adopted by Bathurst Regional Council is in accordance with Best Practice guidelines. Each year Council reviews its Revenue Policy and your letter will be referred to Council as part of the Council's deliberations.

Yours faithfully

D J Sherley  
**GENERAL MANAGER**

Reference: DS:WM : 26.00010-02  
Enquiries: Mr D J Sherley 02 6333 6201

23

BLANK

BLANK

BLANK

BLANK





11 April 2006

Mr Ray Carter  
Director  
Carter Bros Engineering Pty Ltd  
3 Toronto Street  
BATHURST 2795

Dear Mr Carter

Council refers to your correspondence dated 10 April 2006 concerning sewer access charges.

The fee structure adopted by Bathurst Regional Council is in accordance with Best Practice guidelines. Each year Council reviews its Revenue Policy and your letter will be referred to Council as part of the Council's deliberations.

Yours faithfully

D J Sherley  
**GENERAL MANAGER**

BLANK

BLANK

BLANK

BLANK

26-00010

14

BATHURST REGIONAL COUNCIL

- 3 MAY 2006

# Carters

Carter Bros Engineering Pty Ltd

REF. 26.00010-02/059

ACN 002 244 411  
3 Toronto St  
Bathurst NSW 2795  
Phone 02 6331 6811  
Facsimile 02 6332 2576

2/05/ 2006  
Mr David Sherley  
General Manager  
Bathurst Regional Council  
Civic Center Bathurst

Cc Mayor Norm Mann

Dear Sirs

In relation to the matter of Sewer Access Charges and BRC forthcoming Management Plan.

The minister for Energy and Utilities has been told by Bathurst Regional Council that " Council would be willing to consider developing a rebate scheme for businesses with a connection sized for fire flows. For such a business which can demonstrate conclusively that no water was used through its fire hose reel or hydrant in a particular period, Council would grant an appropriate rebate toward the business's sewer access charge for that billing period"

Has Council implemented this scheme?

Yours sincerely



Ray Carter  
Director

Mobile Phone 0407 258882  
Fax 6332 3185

DCSF - R  
Mayor

27

VI

BLANK

BLANK

BLANK

BLANK

Attachment F



New South Wales

**David Campbell**  
Minister for Water Utilities  
Minister for Small Business  
Minister for Regional Development  
Minister for the Illawarra

MO Ref: SD0600867  
DEUS Ref: 06/109

Mr Ray Carter  
Carter Bros Engineering Pty Ltd  
3 Toronto Street  
BATHURST NSW 2795

- 9 MAY 2006

Dear Mr Carter

I refer to your letter of 7 November 2005 to the Hon Frank Sartor MP, Minister for Planning, regarding the implementation of best-practice sewerage pricing by Bathurst Regional Council, and your fax of 30 January 2006 to Mr David Nemptzow, Director-General of the Department of Energy, Utilities and Sustainability (DEUS). These matters fall within my portfolio as Minister for Water Utilities.

As noted in former Minister Sartor's letter to you on 5 July 2005 (copy attached), Bathurst Regional Council had given an undertaking to review sewer access charges for customers with connections sized for fire flow requirements. Such reductions would be based on an independent hydraulic assessment and would be conditional upon use of the fire hose reels only for fire fighting purposes. I further draw your attention to the second paragraph of Mr Sartor's letter and reiterate that fire hose reels should not be used for washing down of hard surfaces and that any such hosedown water discharged to the stormwater system may pollute the environment.

Your concern at the introduction and implementation of best-practice sewerage pricing is noted, however, such tariffs are designed to ensure all customers, whether business or residential, pay a fair share of the costs of delivering sewerage services. High usage and large connections impose higher operating and capital costs on the sewerage system and a fair tariff must reflect this.

I am advised in 2005, Bathurst Regional Council commissioned a hydraulic assessment at each of your properties. As a result of this study, I understand that Council's letter of 5 April 2005 to you has proposed a meter downsizing program on 8 of your connections; and significant reductions in the sewer discharge factor at 10 of your 13 connections. All costs for meter downsizing would be met by Council and the resulting rebate backdated to July 2004.

.../2

All correspondence to:  
GPO Box 5341, Sydney NSW 2001  
E: david@campbell.minister.nsw.gov.au

Ground Floor, 84 Crown Street  
Wollongong NSW  
Ph: (61-2) 4229 5744

Level 36, Governor Macquarie Tower  
1 Farrer Place, Sydney NSW  
Ph: (61-2) 9228 3777

29  
11/5/12

BLANK

BLANK

BLANK

BLANK

Attachment F

MO Ref: SD0600867  
DEUS Ref: 06/109

The proposed reductions would result in sewer access charges being reduced by over \$11,000, or around 45% based on the 2005/06 sewerage tariff. Usage charges would also be significantly lower as a result of these reduced discharge factors. Accordingly, I would encourage you to accept Council's offer.

Whilst the Department of Energy, Utilities and Sustainability will continue to closely monitor tariff reforms, I believe Bathurst Regional Council has taken appropriate steps to ensure businesses such as yours are treated fairly.

If you require any further information on this matter, please contact Mr Scott Chapman, Manager, Best-Practice at the Department of Energy, Utilities and Sustainability on (02) 8281 7335 or 0417 236 373.

Yours sincerely



**David Campbell**  
**Minister for Water Utilities**  
**Minister for Small Business**  
**Minister for Regional Development**  
**Minister for the Illawarra**

Encl.

BLANK

BLANK

31  
12/12

BLANK

BLANK

BLANK

BLANK



17 May 2006

Carter Bros Engineering Pty Ltd  
3 Toronto Street  
BATHURST NSW 2795

Dear Sir

I refer to your letter of 2 May 2006, in which you raise matters relating to the Sewer Access Charge and forthcoming Management Plan.

Please be advised that this matter will be presented to Council as a Submission in relation to the Sewer Access Charge that Council is proposing to charge.

Following consideration of your Submission you will be advised of the outcome.

Yours faithfully



R Roach  
**DIRECTOR**  
**CORPORATE SERVICES AND FINANCE**

BLANK

BLANK

BLANK

BLANK



26.00010-02/064

Civic Centre  
Cnr Russell & William Sts  
Private Mail Bag 17  
Bathurst NSW 2795

Telephone 02 6333 6111  
Facsimile 02 6331 7211  
council@bathurst.nsw.gov.au  
www.bathurst.nsw.gov.au

17 May 2006

Carter Bros Engineering Pty Ltd  
3 Toronto Street  
BATHURST NSW 2795

Dear Sir

I refer to your letter of 2 May 2006, in which you raise matters relating to the Sewer Access Charge and forthcoming Management Plan.

Please be advised that this matter will be presented to Council as a Submission in relation to the Sewer Access Charge that Council is proposing to charge.

Following consideration of your Submission you will be advised of the outcome.

Yours faithfully

R Roach   
DIRECTOR  
CORPORATE SERVICES AND FINANCE

35

BLANK

BLANK

BLANK

BLANK

65

**Bathurst Chamber of Commerce Inc**

ABN 38 778 619 246

8 June 2006

Mr David Sherley  
General Manager  
Bathurst Regional Council  
PMB 17  
BATHURST NSW 2795

BATHURST REGIONAL COUNCIL  
- 9 JUN 2006  
REF. 26-00010-02/065

Dear David

Sewer Access Charge

The Chamber of Commerce is concerned that the levy on non residential ratepayers in Bathurst has not been resolved satisfactorily since its implementation and needs to be put to rest.

To clearly outline how the charge is calculated, we believe a demonstration, carried out by Council's engineering staff is required to address issues of the water meter size, fire hose reels and discharge into the sewer system.

The Chamber is prepared to facilitate and provide assistance at this demonstration, involving a pick up of interested parties from the Civic Centre. A coach will proceed to a site/sites within the industrial area of Bathurst, which has been impacted greatly by this levy.

As this matter has been long outstanding we suggest a time frame in the period between 16 June 2006 and 19 July 2006.

Could you please advise if Council can provide staff and a suitable ratable site, fitted with hose reels for the demonstration or if you would prefer the Chamber of Commerce to do so?

Yours sincerely

Acting President

Cc: Cr Norm Mann, Mayor, Bathurst Regional Council

M-R  
DCSF (Bob Formanagement plan)  
DES

PO Box 293, Bathurst NSW 2795  
Telephone: 02 6332 4522 Facsimile: 02 6332 2125

Email: bathurstchamber@belindas.com.au

37

BLANK

BLANK



BLANK

BLANK

commencing 1 July 2008 be made by the Council.

- (d) WASTE MANAGEMENT SERVICE CHARGES – RURAL AREAS FOR 2008/2009 – That the annual waste charge for each property where rural tip access is provided under Section 501 of the Local Government Act, 1993, for the twelve months commencing 1 July 2008 being sixty dollars (\$60.00) be made by the Council.
- (e) SEWERAGE CHARGES FOR 2008/2009 – That in accordance with Sections 501,502, 503, 539, 541 and 552 of the Local Government Act, 1993, the following charges are made for the twelve months commencing 1 July 2008.
1. That the annual charge for single residential (including residential strata) and un-metered properties be three hundred and eighty one dollars and zero cents (\$381.00).
  2. That the annual charge for vacant land be two hundred and one dollars and zero cents (\$201.00).
  3. That the annual access charges for non-residential and multiple residential properties are to be the total of the metered charges applicable to the property as shown in the table below multiplied by a sewerage discharge factor.

Size of Water Connection (mm)	Charge for 2008/2009 \$
20	334
25	523
32	857
40	1,338
50	2,091
65	3,533
80	5,353
100	8,364
150	18,820
Strata Properties (Each non-residential lot)	334
Assumption School	1046

4. That the Sewer Usage Charge (Section 502) for non-residential and multiple residential properties be 85 cents per kilolitre of filtered water supplied multiplied by a sewerage discharge factor.

- (f) WATER CHARGES 2008/2009 – That in accordance with Sections 501,502, 503, 539, 541 and 552 of the Local Government Act, 1993, the following charges are made for the twelve months commencing 1 July 2008.

1. That the annual water availability charges are to be the total of the metered charges applicable to the property as shown in the table below for:

Size of Water Connection (mm)	Charge for 2008/2009 \$
20	235
25	367

BLANK

BLANK

BLANK

BLANK



- (b) DOMESTIC WASTE MANAGEMENT CHARGES FOR 2007/2008 - That the annual charge for each parcel of rateable land where the service is available under Section 496 of the Local Government Act, 1993, for the weekly removal of garbage for the twelve months commencing 1 July 2007 being one hundred and forty nine dollars (\$149.00) per mobile bin be made by the Council, and that the annual charge to be made for each parcel of rateable vacant land where the service is available under 496 of the Local Government Act, 1993, for the twelve months commencing 1 July 2007 being four dollars (\$4.00) be made by the Council.
- (c) WASTE MANAGEMENT SERVICE CHARGES FOR 2007/2008 – That the annual charge for each weekly removal of garbage be made where the service is provided under Section 501/502 of the Local Government Act, 1993, for the weekly removal of garbage for the twelve months commencing 1 July 2007 being one hundred and forty nine dollars (\$149.00) per mobile bin be made by the Council.
- (d) WASTE MANAGEMENT SERVICE CHARGES – RURAL AREAS FOR 2007/2008 – That the annual waste charge for each property where rural tip access is provided be made under Section 501/502 of the Local Government Act, 1993, for the twelve months commencing 1 July 2007 being sixty dollars (\$60.00) be made by the Council.
- (e) VOUCHERS FOR 2007/2008 - That three Mixed Refuse Vouchers and three Green Waste Vouchers be provided to each rate assessment annually.
- (f) SEWERAGE CHARGES FOR 2007/2008 – That in accordance with Sections 501,502, 503, 539, 541 and 552 of the Local Government Act, 1993, the following charges are made for the twelve months commencing 1 July 2007.
1. That the annual charge for single residential (including residential strata) and un-metered properties be three hundred and sixty three dollars and zero cents (\$363.00).
  2. That the annual charge for vacant land be one hundred and ninety one dollars and zero cents (\$191.00).
  3. That the annual access charges for non-residential and multiple residential properties are to be the total of the metered charges applicable to the property as shown in the table below multiplied by a sewerage discharge factor.

Size of Water Connection (mm)	Charge for 2007/2008 \$
20	318
25	498
32	816
40	1,274
50	1,991
65	3,365
80	5,098
100	7,966
150	17,924
Strata Properties (Each non-residential lot)	318

4. That the Sewer Usage Charge (Section 502) for non-residential and multiple residential properties be 81 cents per kilolitre of filtered water supplied multiplied by a sewerage discharge factor.

BLANK

BLANK

BLANK

BLANK

# MEMORANDUM

TO: MANAGER FINANCIAL SERVICES  
FROM: DIRECTOR CORPORATE SERVICES & FINANCE  
DATE: 22 JUNE 2006  
SUBJECT: **ITEM 20 DCS&F REPORT TO COUNCIL – RATE LEVY  
2006/2007**  
FILE: RR:ED:16.00097

---

At Council's meeting held on 21 June 2006, Council resolved to adopt the recommendation that Council formally resolve to make the following rates and charges in relation to the 2006/2007 rate levy.

That Council formally resolve to make the following rates and charges in relation to the 2006/2007 Rate Levy.

- (a) ORDINARY RATES FOR 2006/2007 - That in accordance with Sections 534 and 535 of the Local Government Act, 1993, WHEREAS the Management Plan for the twelve months to 30 June 2007 was adopted by the Council on 21 June 2006 it is hereby recommended that :
1. a **Residential Rate** of zero point five zero four zero zero eight (0.504008) cents in the dollar on the land value of all rateable land categorised as Residential in accordance with Section 516 of the local Government Act, 1993 excepting those parcels of land sub-categorised as "Residential Town/Villages", AND THAT
  2. a **Residential Town/Villages Rate** of one point four one two seven six nine (1.412769) cents in the dollar on the land value of all rateable land sub-categorised as Residential – Town/Villages, in accordance with Section 529(2) (b) of the Local Government Act, 1993, AND THAT
  3. a **Farmland Rate** of zero point four two eight two nine four (0.428294) cents in the dollar on the land value of all rateable land categorised as Farmland in accordance with Section 515 of the Local Government Act, 1993, AND THAT
  4. a **Business Rate** of zero point five six one one six one (0.561161) cents in the dollar on the land value of all rateable land categorised as Business in accordance with Section 518 of the Local Government Act, 1993, excepting those parcels of land sub-categorised as "Business/City", AND THE