

A Submission to Bathurst Regional Council for the 2010 Management Plan.

This submission is in regard to the Sewer Access Charge as introduced by Bathurst Regional Council on 1st July 2004. Submitted on 9th June 2010

Complaint began as to the unfairness of Councils method of making the charge from the very commencement of the implementation of the Sewer Access Charge and as yet Council has not addressed the anomalies in its method of applying the charge. Council has claimed for six years to all and sundry that it has addressed the issue of unfairness in regard to this issue **but has not**. The validity of the local paper headline from the day of implementation of this unfair charge remains. **See Attachment 1.** P6-8

The contention is

For six years Bathurst Regional Council has knowingly been gouging an unjust and indefensible Sewer Rate Charge from the Non Residential Ratepayers of Bathurst. Council has ignored the Guidelines that were issued by the NSW Govt in 2004 as well as commitments made to State Govt Minister. Council has always been aware that the Sewer Access Charge was always meant to be a charge that bore a resemblance to actual sewer usage and was always to be comparable to similar charge made to residential ratepayers. This is evident in the provision for the use of Equivalent Tenements in Councils own management plan for this charge. It is the denial that non residential ratepayers actually having the right to utilise this provision that is the questionable procedure and contentious issue.

Council were want to say in 2004 when confronted with the non compliance (unfair nature of their position) in relation to the User Pays Guidelines , that the said document was in fact a guideline only and Council would apply the charge as Council saw fit. It is interesting that at present (2010) Council insists that it must by law abide by the Guidelines set for new residential water charges.

A copy of the advertising pamphlet heralding the introduction of the Fair User Pays Sewer Access from 2004 is attached. **Attachment 2.** P8a&b This document advertised an attempt to properly introduce the fairness issue to the Non Residential Rate Payers of Bathurst which have not been provided for in the actual practice of the Councils Management Plan. Quote “ Non residential ratepayers with higher land values but small connection sizes and/or small water consumption discharged into the sewer will most likely face lower sewerage bills.”

It was made clear to Council in 2004 that the method they were looking to use would result in a serious overcharge to non residential rate payers. The flaw in Councils Sewer Access Charge has always been that the Charge for the Sewer Access has, since inception, been based on the full size of the water meter which includes fire fighting capacity for required fire hose reels without properly allowing for the fire service capacity allowed for in most

commercial water meters. This overcharge, beginning in 2004, resulted in up 1000% increases in sewer charges in Bathurst for Non Residential ratepayers.

As Council can attest I personally have made numerous submissions in regard to the **gouging** that has taken place in regard to the Sewer Access Charge matter. I have made these submissions and have met with Council staff, the Administrator when the Charge was introduced, each of the serving Mayors since the introduction of the Charge as well as the Mr Ian Macintosh who was Mayor when the Fair User Pay system was being considered. Discussions with Administrator Kath Knowles revealed that she was unaware of the provision for the use of Equivalent Tenements in Council's Management Plan. This is incredible, given that she was the person appointed to deal with my complaint at the time. Mr Ian Macintosh was Mayor during the lead up to the introduction of the charge and when I questioned him in regard to the issue he said was unaware that the charge would be imposed in an unfair manner and certainly would not have allowed that to happen if he had continued as mayor. Mayors Norm Mann and Paul Toole were and though sympathetic to my individual complaint have been swayed by the contention from staff involving regarding the obvious reduction in revenue backed up by the prospect (threatened) of an increase in the residential rate as documented. Enquiry through local MP, Gerard Martin revealed that Council had no such right.

The contentious part of this matter is the fact that; contained within Council's own management plan there has always been a provision for the introduction of fairness in regard to the Sewer Access Charge; this being the right for the Non Residential Ratepayer to have an expert access their actual usage in Equivalent Tenements. (An Equivalent Tenement being the usage by an average household)

Until 2007 I had argued that Council for the use of a Nominal Size for water meters because I unaware of the provision existing for Equivalent Tenements. Other Councils in NSW had and continue to use this method to ensure the charge is fair. This contention has been named in Council reports as "Carters method", no doubt in attempt to denigrate my efforts and sway Councillors that the loss of revenue to Council should be uppermost in their minds. As it happens the use of either a Nominal size for the water meters or the use of the Equivalent Tenement method arrives at a similar result. See the Heath Consulting report.

Attachment 3. P9-28

I regret that it was not until 2007 that I found that the above mentioned provision is indeed in place in Councils own Management Pan. When I made known that I found this provision and I intended to utilise this provision for fairness, I was told, as was similarly told to the President of the Bathurst Chamber of Commerce, that should this provision be used, Council would find another method to increase the Non Residential rates. The President of the Bathurst Chamber of Commerce was sufficiently impressed by this assertion from Council that he was reluctant to continue with the matter in representations to the State Government through Member Gerard Martin, as he felt it would in fact disadvantage Non

Residential Ratepayers other than myself. As a very real indication of Council's position in regard to this matter a report to the Council informs Councillors that the use of the ET provision would engender a residential rate rise. **See Attachment 4 P29**

Up until I found the provision for fairness provision contained in Council's management plan I had argued for the use of a Nominal Size of water meters where Council calculated the Sewer Access Charge. Other Councils had adopted this method. It is no less than outrageous that Council allowed me to continue with the Nominal Size contention when all the time they had a provision secreted (ie. never advertised) within their management plan that patently (and as attested in the attached study from Heath Consulting) would arrive at the same fairness for the Sewer Access Charge as the Equivalent Tenement method. When I told the Council General Manager that I had found this provision in a Council report he said that as I have a copy of that in my possession then it was indeed a Public Document and no further advertising of the provision would be made as indeed eventuated.

In 2004 the Bathurst Chamber of Commerce engaged Consultant Hydraulics Engineer Mr John Humphreys to report on this matter. Mr Humphreys was also unaware of the provision for the use of ETs in the calculation of the Sewer Access Charge also; hence his report does not assume the ET option to be available. Mr Humphreys presented his report to Council three times, obviously without even then being made aware of the Equivalent Tenement provision. Mr Humphreys obviously presented his report under duress as evidenced in his memo in regard to Council's contact with him on finding that he had been engaged to do such a report. **(Attachment 5) P30**. This and other methods used by Council in relation to his report for the Bathurst Chamber of Commerce are indeed questionable as has been Council staff advice to the Councillors. Mr Humphrey's report is attached along with a comment by Consulting Hydraulics Engineer Mr Roger Heath. **Attachment 6&6A P31-41**.

During the past six years I have made numerous written submissions to State Government Ministers on this issue. Obviously the State Govt deferred to Council on the issue many times because I have several letters from State Ministers telling that Council had ensured them that the fairness issue I contended was to be dealt with. It is no less than incredulous that no such activity has taken place.

Having been told by Council that if indeed I utilised the services of a consulting engineer to ascertain the load put on the sewer that such a report would result in Council finding some other method of putting the rates up on property that I owned, I nevertheless proceeded with such a report. The property I had the Consultant assess, 16 Vale Rd had an oversized meter which could be downsized in accordance with Council's program for downsizing meters. The Consultant's report (attached) recommended that the meter be downsized because of overprovision for the fire hose reel service and that an even smaller size be used by Council as the reference in the calculation of the Sewer Access Charge. Council did downsize the water meter on this property. However Council has chosen to continue to assess the Sewer Access Charge based upon the (albeit) new full size water. This instance

clarifies Councils stance in regard to the matter for Council has indeed sought to confuse the matter of downsizing water meters where excess size beyond the needs of the fire hose reel services and the monetary savings entailed there, with the still existent right to have the Sewer Access Charge based fairly on an experts assessment of the sewer load in Equivalent Tenements.

From the initial position of saying that use of the Equivalent Tenement assessment would be a prelude to some other means for a rate increase to the Non Residential Ratepayer, Council from this point has changed tack and from then contended that the use of Equivalent Tenements is denied to the Non Residential Ratepayer.

I contend that this is not the case because the provision remains in Council's Management Plan and even more poignant is the conclusion that Bathurst Council is party to an anti business gouging rate.

I am owner / part owner of several properties in Bathurst I have been severely disadvantaged by Councils intransience on this issue.

Council contends that they are correct in their application of the Sewer Access Charge because "fire hose reels are used". (**See attachment 7** P42-51) This absurd, immature, patently ridiculous, elusive and inconclusive statement is the basis of a gouging operation upon property that we own. Bathurst Council, has gouged approximately \$180,000 over the past six years from our companies. See Heath Consultant's spreadsheet calculations . If indeed fire hose reels are used for any purposes and indeed even fire fighting, commonsense and honesty would tell that water from such a source would all but never enter the sewer system. In the attached letter dated 5 July 2005 from Mr Frank Sartor , Mr Sartor states that Council had indeed that Council was "willing to consider developing a rebate scheme for businesses with a connection sized for fire flows. " No such effort was made by Council even though it is patently obvious that water from a fire hose is no more likely to enter the sewer system than is likely to enter the sewer system from a garden hose. (See the attached photographed demonstration) When Minister David Campbell was told in a meeting that this commitment had not been honoured as he supposed it to be in his letter dated 9 May 2006, (**See Attachment 8** P52-53) his response was that Council should be taken to court for malpractice in regard to the issue.

I can assure the Councillors of the Bathurst Regional Council that this is indeed a serious matter. The Sewer Access Charge when applied as it is (gouging) to some eight hundred Bathurst businesses something worth reconsidering now rather than latter.

I encourage the Councillors to study the matter of the Sewer Access Charge for a full and accurate understanding and understand above all, it is supposed to come under a heading that includes "Fair User Pays". I calculate that it costs approximately a dollar to flush the toilet in a number of our properties. It is not as though Council does not know that because

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this fact has be told to Council before but before this you have chosen not to listen nor consider that this as “enough supporting evidence” even as it should have been back in 2004. In 2009 I received a letter from Minister Philip Costa telling me that Council considers it fair to use the full size of the water meter for the calculation of the charge. (**Attachment 9** P54&55) Minister Costa has based his assessment of the issue on Councils advice no doubt given by Council without regard to the Heath Consulting report for 16 Vale Rd. (**Attachment 10** P56-61) and the Heath Consulting response to that situation is contained in **Attachment 11** P62-75. Utilisation of the full size of the water meter for the charge could only be considered fair if it were used in conjunction with the provision made for Equivalentents. It seems that Council can only ever tell the part of the story that accommodates the gouging operation.

This is outrageous as we have another property , 369 Stewart St., that has a 100mm water meter. The water meter in the last couple of years has not registered any use because the water use has been so low. When the water meter last registered use it was approximately 12 Kiloliters which is approximately 5% of the usage of an average household (an Equivalent Tenement). On this property toilets are the main water use. If a toilet flush uses three liters of water the 12,000 litres would provide for 3000 flushes. The Sewer Access Charge and Water Availability Charge together are over eleven thousand dollars for this property. The simply calculation for each toilet flush for this property is \$3.66. Council’s contention is outrageous to say the least.

Conclusion

The Sewer Access Charge levied by Council on non residential rate payers without proper or indeed any allowance for fire service provision has created a charge that in many cases bears no resemblance to commercial reality, has no relationship to actual loads put on the sewer service and is not comparable to the residential sewer charge as required by Councils own Management Plan. Council is culpable in regard to this matter as a whole; having enough knowledge of the matter to have made provision for fairness in it’s own management plan for the issue and knowingly withheld that provision from the non residential ratepayers of Bathurst Council has even flown in the face of its own advertising campaign that foretold actual rate deductions for Sewer Access for the commercial ratepayers. **See Attachment 2** Related correspondence P76-270.

We look to a refund of monies overcharged in relation to the Sewer Access Charge as calculated by Consulting Engineer Roger Heath for our properties mentioned dated back to 1st July 2004 and look forward to Council’s response.

Ray Carter

3Toronto St

Bathurst 2795

Western Advocate

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Thursday, July 1, 2004

\$1.20
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FIRST FEMALE
POLICE CHAPLAIN

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GO

- PAGES 46 and 47



MULDOON'S
TRIPLE
SUCCESS
- Page 60

Sewerage bill more than triples for one business under new pricing scheme

User-pays stinks

By Lisa Gervais

SOME business owners think Bathurst Regional Council's new user-pays sewerage scheme pricing stinks.

Allan Baird, who owns a commercial/industrial property in Mitre Street, said he has received an estimate in the post and he is looking at an increase to \$1849 per annum, up from \$529.

"It's just gone through the roof," Mr Baird said.

He said the problem with his building is there is not much water used and there-

fore not much discharged into the sewer so he has written to council general manager David Sherley seeking reconsideration of his new fee.

Bathurst Regional Council administrator Kath Knowles urged disgruntled business owners to come forward.

"Talk to us about it," she said.

"They can make an appointment with either myself or the regional treasurer's department to discuss the impact of the charge on individual businesses."

The charge is effective from today.

President of Bathurst Chamber of

Commerce Lachlan Sullivan is critical of the new system.

His biggest complaint is that council is using an access charge.

For example, Mr Sullivan said, one chamber member has an 80mm access to the meter.

He said the water consumption was a low 88 kilolitres a day, which equates to a daily discharge of around 240 litres (roughly the equivalent of two showers) and yet his fee would increase to over \$4700 from \$1000-a-year, a 340 per cent increase on the previous year.

A spokesman for council's treasurer's department said there will be "anomalies" in the new system, just as there were when user-pays water came into place.

The spokesman reiterated that treasury staff want to hear from businesses who have concerns.

He also emphasised the new system was forced on council by the State Government and it is revenue neutral.

It is also designed to address past inequities when residents subsidised businesses for sewerage charges.

Continued page 2

From village store to farmer:

User-pays stinks

From page 1

So, in the wider picture, most residents will see the sewerage portion of their rates come down, while many businesses will see it rise. Big businesses and private schools will be hit hardest.

There are more than 9000 residences and 2000 commercial/industrial properties that will see change.

One of the ideas is the State no longer wants councils to use land values to calculate sewerage rates.

The spokesman said the department had written to 300 major affected customers and has so far had only 20 to 30 replies, so it has gotten 80 to 90 per cent of its estimates right.

"If people have got a problem they should come and talk to us," the spokesperson said.

"Going back to the public meeting, all of the emphasis was on the calculation of the sewage discharge factor and that seemed fair and equitable.

"However, this is not about the formula or the sewage discharge factor. It is about the creation of a new fee, or tax, called an access charge, which is based upon the water meter size coming into the property," he said.

LEAPING REWARDS: Masterfoods Dry Plant manager Niall MacNeill and Western Advocate sales manager Del Robinson continue to enjoy last year's successful partnership with a Best Contribution to co-op/supplier funded advertising award at the Rural Press National Sales Conference last week for Masterfoods' 25th anniversary feature. Photo: PHILL MURRAY.

Prestigious award

By Nikkii Joyce

LAST year's partnership between Masterfoods and the *Western Advocate* for Masterfoods' 25th anniversary feature collected a prestigious award at the Rural Press National Sales Conference last week.

The August 2003 supplement won best feature for advertising shared between a business and supplier, the *Western Advocate* awarded the honour over fellow finalists Dubbo's *Daily Liberal*, the *Canberra Times* and *The Launceston Examiner*.

Some 7000 copies of the Masterfoods/*Western Advocate* supplement were printed, with 400 suppliers to the company contacted to take part in the 25th anniversary edition.

Judging was based on the product's quality, innovation and positive influence on the company's business, with Masterfoods plant manager Niall

MacNeill vocal in his praise of the collaboration.

"It's a very impressive publication, we actually sent a copy of it over to the company's owners in the U.S. who found it very impressive," Mr MacNeill said.

"It was a fantastic supplement and this award is recognition of a whole team effort from the employees of Masterfoods to the staff at the *Advocate*."

Western Advocate sales manager Del Robinson said it was a combined effort on the *Western Advocate's* behalf, with sales, editorial and production all working together to deliver the product.

"When word got around this publication was coming together last year, businesses that work with Masterfoods were contacting us before we even had a chance of getting in touch with them," Ms Robinson said.

"It was a month's work of so many people working together and this award is recognition of that."

LETTERS

IEWS BEHIND THE NEWS

supported by the generous sponsorship and donations of local businesses, CSU, service clubs and licensed clubs, as well as individuals.

It is a highly organised event with our members working from eisteddfod to eisteddfod to ensure its continued satisfaction to all concerned.

Recognised as one of the largest eisteddfods outside the metropolitan area, it gives local children and adults the opportunity to gain valuable experience, not only in their special field, but to equip them for their future lives with confidence and pride.

It seems that council feels that our use of the BMEC impedes the importation of outside entertainment and activities.

While I certainly appreciate the use of the centre, I maintain that the residents of this city should be able to use its facilities without feeling guilty.

No money changes hands

I READ with interest an article in the *Western Advocate* dated Tuesday, June 15, 2004, which carried a headline stating "Council's \$60,000 to Community Groups".

The article went on to reveal that the big winner was the Bathurst Eisteddfod which received \$24,878 to run its annual extravaganza in the Bathurst Memorial Entertainment Centre.

Your readers and the general public should be aware that the Bathurst Eisteddfod Society does not see a cent of this. Council estimates it as the amount necessary to run the BMEC for the duration of the eisteddfod together with the \$10,000 the society actually does pay.

The eisteddfod is a non-profit organisation run entirely by volunteers and

I would like to state that it is an absolute pleasure to work with the BMEC staff during the eisteddfod.

They are professional as well as being helpful and obliging.

During the eisteddfod considerable business is generated in the city by out-of-town competitors and their supporters in the way of accommodation, fuel purchases, shopping, catering, etc, and this is, undoubtedly, of benefit to the local economy.

The Bathurst Eisteddfod Society is a member of the Eisteddfod Societies of Australia Inc. and it has been interesting to learn that there are councils that make the use of their entertainment facility available for eisteddfod purposes free of charge.

Beryl Smith,
president,
Bathurst Eisteddfod Society.

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WHAT'S ON... THURS 1st to Wed 7th July

NEW YORK MINUTE (PG)
(1hr 40mins) Thurs: 12.20, 2.50, 6.50
Fri/Sat/Sun/Mon/Tues/Wed: 10.00, 12.20, 6.50

SPIDER-MAN 2 (M) (2hrs 15mins)
Thurs/Sat/Sun/Mon/Tues/Wed: 10.00, 2.00, 4.30, 7.00, 9.20 Fri: 2.00, 4.30, 7.00, 9.20

THE DREAMERS (R) (2hrs 05mins)
Thurs/Mon/Wed: 2.30, 7.20
Fri/Sat/Sun/Tues: 2.30

MEAN GIRLS (M) (1hr 45mins)
Thurs/Sun/ Mon/Tues/Wed: 10.00, 11.50, 3.40, 9.30 Fri/Sat: 10.00, 11.50, 3.40, 7.30

THE PRINCE AND ME (PG) (2hrs)
Thurs: 10.15, 12.20, 4.20, 8.40
Fri/Sat/Sun/Mon/Tues/Wed: 10.15, 12.20, 4.45, 8.40

GIRL WITH THE PEARL EARRING (PG)
(1hr 50mins) Thurs: 10.30, 1.45 Fri/Sat: 2.20, 5.30, 9.30 Sun/Tues: 2.20, 5.30, 7.30
Mon/Wed: 2.20, 5.30

Film Club Movie of the Week
SHREK 2 (PG) (1hr 45mins)
Daily: 10.30, 12.30, 2.30, 4.30, 6.30, 8.30

DAWN OF THE DEAD (MA) (1hr 50mins)
Thurs: 5.30, 9.30 Manager's Pick All Tickets \$9
Fri/Sat/Sun/Mon/Tues/Wed: 1.45, 9.30

HARRY POTTER 3 (PG) (2hrs 30mins)
Thurs: 12.15, 4.15, 6.50
Fri/Sat/Sun/Mon/Tues/Wed: 11.45, 4.15, 6.50

www.metrocinemas.com.au
HOTLINE: 6331-8000

Page 2 WESTERN ADVOCATE, Thursday, July 1, 2004.

LWUs should adopt the following pricing principles when setting water supply tariffs:

1. Usage charges should be set to reflect the long-run marginal cost of water supply.
2. Residential water usage charges must be set to recover at least 75% of residential revenue.
Non-residential water usage charges should be set to recover at least 50% of non-residential revenue.
3. To encourage water conservation, high water consuming residential customers should be subjected to a step price increase (expressed as an "excess water charge") of at least 50% for incremental usage above a specified threshold. This threshold should not exceed 450 kL/a per household.
4. LWUs must bill at least three times each year (and preferably every quarter) to improve the effectiveness of pricing signals.
5. In situations where large cross-subsidies for non-residential customers currently exist, LWUs should develop pricing strategies that target the removal of these cross-subsidies over a 5 year period.

With a higher proportion of water supply revenue obtained from usage charges, LWUs' revenue will be more greatly affected by annual weather variations. LWUs may therefore establish a revenue fluctuation reserve of up to 10% of turnover. LWUs can draw on this reserve to assist them to cope with wet years or drought water restrictions where water sales are lower than predicted. Dry years will result in a corresponding increase in demand and revenue.

For guidance in developing and implementing best-practice pricing tariffs refer to Appendix B.

b) Sewerage Pricing

Best-practice sewerage pricing involves a uniform annual sewerage bill for residential customers. For non-residential customers an appropriate sewer usage charge is required for the estimated volume discharged to the sewerage system, together with an access charge based on the capacity requirements that their loads place on the system relative to residential customers.

For guidance in developing and implementing best-practice pricing tariffs refer to Appendix B.

c) Liquid Trade Waste Pricing & Approvals

Best-practice liquid trade waste pricing requires appropriate annual trade waste fees and re-inspection fees for all liquid trade waste dischargers. These fees are in addition to the non-residential sewerage bill.

The LWU must also levy an appropriate trade waste usage charge for trade waste dischargers with prescribed pre-treatment³, and appropriate excess mass charges for large trade waste dischargers (> about 20 kL/d) and for dischargers of industrial waste.

³ Prescribed pre-treatment comprises the equipment shown in Table 4.1 of 'Concurrence Guideline for Discharge of Liquid Trade Waste to the Sewerage System', DLWC 2002, or any pre-treatment facilities deemed appropriate by the LWU.



IMPLEMENTATION OF BEST PRACTICE SEWERAGE PRICING

1. What is the Best Practice Sewerage Pricing?

The NSW Department of Energy, Utilities (DEUS) and sustainability has introduced guidelines of how Bathurst Regional Council and other sewer businesses must price sewer services. DEUS is the Regulatory Authority for local water and sewer utilities such as Bathurst Regional Councils.

The significant changes to pricing of the sewer services include:

- Removal of the use of land value in the calculation of sewerage charges
- Introduction of a uniform sewerage bill per residential property
- Introduction of a non - residential system

Two part tariff:

1. Usage charge/ kl water consumed and discharge factor
2. Access charge based on water supply connection size and discharge factor

2. How will the changes in sewer pricing affect me?

Residential single premises properties will not see an increase in sewer charges. This is because the previous minimum rate for sewer (\$350.80) was slightly higher than the new annual charge (\$350.50).

Non-residential customers with large connection sizes and/or large water consumption that is discharged into the sewer will most likely face higher sewerage bills. Identified customers have been notified in writing.

*This has been ignored.
IET's make the allowance for fire service equipment.*

Non-residential customers with higher land values but small connection sizes and/or small water consumption discharged into the sewer will most likely face lower sewerage bills.

3. How will council now implement Best Practice pricing for sewer?

From 1 July 2004 new charges will apply. It is important to recognise that the implementation of Best Practice Pricing by Bathurst Regional Council will not generate more revenue; however it will re-distribute the revenue in a more equitable fashion to our customers.

4. Why Best-Practice Pricing?

DEUS states that best-practice pricing is fundamental to sound management of a sewerage business as it provides:

- Fair pricing to equitably share cost of services provision and removes significant cross subsidies
- Appropriate pricing signals which enable customers to balance the benefits and costs of using the services, thereby promoting efficient use and reduced wastage
- Appropriate cost recovery



NOTE the only

SB

Implementation of Best Practice Sewerage Pricing cont..

How do I calculate my sewer charge and how will I be billed?

Single residential properties will pay flat charge of \$350.50 per annum. This will appear on the rate notice issued in July each year and payable by quarterly instalments.

Vacant/Unconnected properties will pay flat charge of \$184.40 per annum. This will appear on the rate notice issued in July each year and be payable by quarterly instalments.

Non-residential and multiple premises (e.g. flats, duplex) properties will be charged an annual access charge on the rate notice issued in July of each year. In addition they will receive a quarterly sewer usage bill which will be detailed and added to quarterly Rates notices. This is similar to the current water billing arrangements.

Access Charge = Charge applicable to meter size, see chart
 $\text{ow} \times \text{*SDF Usage charge} = \text{Water consumption} \times \text{*SDF} \times \$0.78/\text{kl}$ (Sewer tariff)

Chart - Sewer Access Charges 2004-2005

Connection Size	Access Charge
20mm	\$307
25mm	\$480
32mm	\$787
40mm	\$1,229
50mm	\$1,920
65mm	\$3,215
80mm	\$4,916
100mm	\$7,682
150mm	\$17,284

Handwritten notes:
 100/150mm
 1727

***A (SDF) sewer discharge factor is the estimated percentage of water consumption discharged into the sewerage system. Each non-residential property has been individually assessed by qualified engineering staff to determine the SDF applicable.**

An example will best explain the Calculation

A property has a 32mm water connection, consumes the following water and has a *sewer discharge factor (SDF) of 75%.

Quarter 1	400 kl
Quarter 2	300 kl
Quarter 3	450 kl
Quarter 4	250 kl

Access charge (\$787 x 75%) = \$590.25

Usage Charge

Quarter 1 (400 kl x 75% x 78cents) = \$234.00

Usage Charge

Quarter 2 (300 kl x 75% x 78cents) = \$175.50

Usage Charge

Quarter 3 (450 kl x 75% x 78cents) = \$263.25

Usage Charge

Quarter 4 (250 kl x 75% x 78cents) = \$146.25

Total annual
\$1409.25



HEATH CONSULTING ENGINEERS

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Our Ref: L03_08_064.doc

7 June 2010

Cambrune Pty Ltd
233 College Road
BATHURST NSW 2795

Attention: Mr Ray Carter

Dear Sir

RE. ASSESSMENT OF WATER & SEWER FOR VARIOUS PROPERTIES WITHIN BATHURST REGIONAL COUNCIL

As requested Heath Consulting Engineers has carried out an assessment of the properties provided by you with regard to water and sewer access charges. The assessment of these properties was carried out using the same method used by us in our report for your property at 16 Vale Road, Bathurst. That report calculated the water meter size utilising two different methods; Equivalent Tenements and Probable Simultaneous Demand.

The Equivalent Tenement method utilised actual water consumption data to determine the average amount of water actually used by the property. This value was then assessed against the water demand for one (1) Equivalent Tenement (ET) to determine the number of ET's for the property. The Probable Simultaneous Demand (PSD) method was used to determine the probable flow rate for the property based on the number of water supply fixtures on the property. The PSD was then used to determine the size of water meter required with and without considering the fire hose reel requirement for the site.

The results of the assessment are included on the attached sheets and summarised on the front sheet. The results indicate that in many instances the water meters are oversized for the properties. They also show that in the majority of instances a much large water meter is only required in order to satisfy the flow requirements for fire hose reels.

Of particular interest is that the sewer access charge is very similar regardless of whether the charge is based on Equivalent Tenements or the Nominal Water Meter size (without fire hose reels).


It should be noted that where the number of ET's was calculated to be less than 1, a minimum value of 1 was adopted. There may be some argument that the actual number of ET's is considered particularly if Council consider lesser ET's for residential unit developments, (sometimes Council consider smaller units ie 1 or 2 bedroom units to be 0.5 or 2/3 of an ET).

These examples prove that the sewerage charges paid by the properties were in no way a reflection of the sewerage loads placed on Council's sewerage system. In actual fact they are at odds with Department of Water & Energy's best practice guidelines and also the true principles of pay for use.

We firmly believe that the information contained in these assessments continues to support the views outlined in our letter to you dated 13 May 2009, that the sewer charges adopted by Bathurst Regional Council are firmly at odds with their own sewerage pricing policy principles and the Department of Water and Energy's best practice guidelines.

We trust that this information satisfies your requirements, however, if you require further information do not hesitate to contact the undersigned.

Yours faithfully
Heath Consulting Engineers



Per:
ROGER HEATH

Enc

Summary Sheet for Years 2003 to 2010

Property/Address	Property Owner	Lot No.	DP Number	Initial Water Meter Size	Downsized Water Meter Size (ref J. Humphreys)	Sewer Non-Residential Access Charges Applied	Sewer Access Charge based on Equivalent Tenements			Sewer Access Charge based on Nominal Water Meter Size		Water Availability Change based on Nominal Water Meter Size for PSFR of Building only (No. of ET's Applied)		Water Availability Change based on Nominal Water Meter Size for PSFR of Building with FHR's	
							No. of ET's	ET's Applied	Access Charge	Nominal Size (mm)	Access Charge	Nominal Size (mm)	Water Availability Charges Applied	Nominal Size (mm)	Availability Charge
5475 Great Western Hwy	Prefabricated Buildings Pty Ltd	1	530650	50	50	\$ 2,778.60	0.8	1	\$ 1,888.00	\$ 2,960.00	25	\$ 7,617.00	\$ 2,165.00	\$ 3,554.00	
1 Adrienne Street	Coveport Pty Limited	31	872672	50	50	\$ 11,426.60	0.9	1	\$ 1,888.00	\$ 2,960.00	25	\$ 8,690.00	\$ 2,165.00	\$ 3,554.00	
9 Adrienne Street	WE, RW and IR Carter	1	845653	50	32	\$ 6,756.50	0.5	1	\$ 1,888.00	\$ 2,960.00	25	\$ 6,356.00	\$ 2,165.00	\$ 3,554.00	
13 Adrienne Street	WE, RW and IR Carter	215	776787	40	32	\$ 5,429.40	0.5	1	\$ 1,888.00	\$ 1,888.00	20	\$ 4,647.00	\$ 1,388.00	\$ 3,554.00	
13 Adrienne Street	Carter Bros Engineering Pty Ltd	214	776787	40	32	\$ 4,717.85	3.5	3.5	\$ 6,608.00	\$ 1,888.00	20	\$ 3,897.00	\$ 1,388.00	\$ 3,554.00	
15 Adrienne Street	WE, RW and IR Carter	213	776787	2 X40	32	\$ 5,954.70	0.7	1	\$ 1,888.00	\$ 1,888.00	20	\$ 5,647.00	\$ 1,388.00	\$ 3,554.00	
3 Toronto Street	Carter Bros Engineering Pty Ltd	81	1007537	32	32	\$ 4,683.50	1.3	1.3	\$ 2,509.37	\$ 2,960.00	25	\$ 3,551.00	\$ 2,165.00	\$ 3,554.00	
2 Littlebourne Street	WE, RW and IR Carter	5	714257	40	32	\$ 5,429.40	2.9	2.9	\$ 5,420.13	\$ 1,888.00	20	\$ 4,647.00	\$ 1,388.00	\$ 3,554.00	
6 Littlebourne Street	WE, RW and IR Carter	6	714297	50	40	\$ 8,480.25	1.6	1.6	\$ 3,094.75	\$ 2,960.00	25	\$ 2,974.00	\$ 2,165.00	\$ 3,554.00	
22 Littlebourne Street	WE, RW and IR Carter	4	714297	50	40	\$ 8,480.25	0.7	1	\$ 1,888.00	\$ 1,888.00	20	\$ 7,262.00	\$ 1,388.00	\$ 3,554.00	
22 Hamiton Park Road	Carter Bros Engineering Pty Ltd	3	877326	40	40	\$ 5,907.20	0.9	1	\$ 1,888.00	\$ 4,851.30	32	\$ 4,647.00	\$ 3,554.00	\$ 5,554.00	
Braeford Street	WE, RW and IR Carter	3	285006	7	7	\$ 1,825.90	2.1	2.1	\$ 4,048.19	\$ 2,960.00	25	\$ 5,593.00	\$ 2,165.00	\$ 3,554.00	
5 Zagreb Street	Coveport Pty Ltd	21	884404	80	40	\$ 16,016.10	1.3	1.3	\$ 2,455.97	\$ 1,888.00	20	\$ 1,388.00	\$ 1,388.00	\$ 3,554.00	
15 Zagreb Street	Warah Pty Ltd	22	884404	50	50	\$ 1,760.70	0.1	1	\$ 1,888.00	\$ 1,888.00	20	\$ 1,590.00	\$ 1,388.00	\$ 3,554.00	
965 Stewart Street	Prefabricated Buildings Pty Ltd	2	270264	100	100	\$ 45,716.85	0.2	1	\$ 1,888.00	\$ 7,574.00	40	\$ 34,714.00	\$ 5,593.00	\$ 5,554.00	
16 Vale Rd	Combina Pty Ltd	2	815734	40	32	\$ 7,313.10	0.5	1	\$ 1,888.00	\$ 1,888.00	20	\$ 5,593.00	\$ 1,388.00	\$ 3,554.00	
TOTALS						\$ 149,928.70			\$ 44,904.51	\$ 47,177.30		\$ 123,357.60	\$ 34,589.00	\$ 66,415.00	

Sewer Access	
Total Amount Charged by Council from 2003 to 2010	\$ 149,928.70
Total Amount Based on ET's	\$ 44,904.51
Difference	\$ 105,024.19

Sewer Access	
Total Amount Charged by Council from 2003 to 2010	\$ 149,928.70
Total Amount Based on Nominal Water Meter Size	\$ 47,177.30
Difference	\$ 102,751.40

Water Availability	
Total Amount Charged by Council from 2003 to 2010	\$ 123,357.60
Water Availability Charge based on Nominal Water Meter Size for PSFR of Building only (No FHR's)	\$ 34,589.00
Difference	\$ 88,748.00

Water Availability	
Total Amount Charged by Council from 2003 to 2010	\$ 123,357.60
Water Availability Charge based on Nominal Water Meter Size for PSFR of Building with FHR's	\$ 66,415.00
Difference	\$ 56,922.00

RATE ASSESSMENT

PROPERTY ADDRESS: Prefabricated Buildings Pty Ltd

LOT NO: 1

ASSESSMENT NO: 6005-61000-8

METER NO: MKS3669

DP NO: 530650

SEWER NON-RES ACCESS: 0

SEWER ACCESS CHARGE based on Nominal Meter Size: 25 mm

5475 Great Western Hwy

Raglan

YEAR	WC	BHR.	SINK	BSN.	URNL	HW/STM	FHR	YD TAP	INITIAL WATER METER SIZE	USED WATER MTRL. SIZE	KL WATER CONSUMPTION	SDF	SEWER NON-RES ACCESS	WATER AVAILABILITY CHARGE	REQUIRED AVAILABILITY CHARGE	SEWER ACCESS CHARGE based on Nominal Meter Size	Water Availability Charge based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size Required for FHR's
2004-05	5	2	2	4	0	2	4	2	50	50	500.00	0	100% NIL	\$ 500.00	\$ 500.00	\$ 456.00	\$ 390.00	\$ 640.00
2005-06	5	2	2	4	0	2	4	2	50	50	1,563.00	0	100% NIL	\$ 1,563.00	\$ 1,563.00	\$ 456.00	\$ 390.00	\$ 640.00
2006-07	5	2	2	4	0	2	4	2	50	50	1,613.00	5738	100%	\$ 1,613.00	\$ 1,613.00	\$ 480.00	\$ 404.00	\$ 663.00
2007-08	5	2	2	4	0	2	4	2	50	50	1,894.45	180	95%	\$ 1,894.45	\$ 1,894.45	\$ 495.00	\$ 419.00	\$ 688.00
2008-09	5	2	2	4	0	2	4	2	50	50	1,474.00	121	95%	\$ 1,474.00	\$ 1,474.00	\$ 523.00	\$ 367.00	\$ 603.00
2009-10	5	2	2	4	0	2	4	2	50	50	782.00	168	95%	\$ 782.00	\$ 782.00	\$ 547.00	\$ 495.00	\$ 320.00
											Totals			\$ 7,778.60	\$ 7,617.00	\$ 2,960.00	\$ 2,105.00	\$ 3,554.00

Calculation of Water Meter Size based on Probable Simultaneous Flow Rates as Outlined in AS3500.1

No. Per Fixture	2	2	4	3	1	2	8	0	8	Total
Total No. of Loading Units from AS3500.1	10	4	6	4	4	0	16	0	16	56

Probable Simultaneous Flow Rate for Building: 0.65 l/s

Nominal Meter Size Required to cater for above flow: 25 mm

Require Fire Hose Reel Flow (2 PHRS @ 0.33 l/s each): 0.66 l/s

TOTAL Flow Rate Required for the Site: 1.31 l/s

Nominal Meter Size Required to allow for Fire Hose Reels: 32 mm

Assessment of Peak Load in Equivalent Tenements based on Average Water Consumption

Average Water Usage = 199.67 kL/annum (averages taken on as many similar years as possible. Years of zero flow and very high flow not counted in average)

Peak Load per ET = 200 kL/annum (refer to report by Hesh Consulting Engineers for 16 Yale Road, Bathurst dated 2 December 2008)

No. of ET's = 0.8 ET's

Minimum ET = 1 ET which equivalent to a 20mm diameter water meter

RATE ASSESSMENT
 Coveport Pty Limited
 PROPERTY ADDRESS

1 Adrienne Street
 Raglan

LOT NO 31
 DP NO 870672
 ASSESSMENT NO 50338-00000-8
 METER NO 98F00525

YEAR	W/C	SHR.	SINK	BSN.	NO. OFF	URNL	HW 5TM	FHR	YD TAP	INITIAL WATER METER SIZE	USED WATER MTR. SIZE	KL WATER CONSUMPTION	SDF	SEWER NON-PRES ACCESS	WATER AVAILABILITY CHARGE	REQUIRED AVAILABILITY CHARGE	Sewer Access Charge based on Equivalent Number of ET's on Nonmetal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size Required for FHR's
2004-05	2	1	1	2	1	2	1	1	2	4	50	835	100%	\$ 1,824.00	\$ 1,563.00	\$ 455.00	\$ 290.00	\$ 390.00	\$ 640.00
2005-05	2	1	1	2	1	2	1	1	2	4	50	48	100%	\$ 1,824.00	\$ 1,563.00	\$ 455.00	\$ 290.00	\$ 390.00	\$ 640.00
2006-07	2	1	1	2	1	2	1	1	2	4	50	91	100%	\$ 1,824.00	\$ 1,639.00	\$ 480.00	\$ 307.00	\$ 404.00	\$ 665.00
2007-08	2	1	1	2	1	2	1	2	4	50	50	37	95%	\$ 1,891.45	\$ 1,679.00	\$ 498.00	\$ 318.00	\$ 419.00	\$ 688.00
2008-09	2	1	1	2	1	2	1	2	4	50	50	78	95%	\$ 1,966.45	\$ 1,474.00	\$ 523.00	\$ 334.00	\$ 367.00	\$ 693.00
2009-10	2	1	1	2	1	2	1	2	4	50	50	18	95%	\$ 2,076.70	\$ 782.00	\$ 547.00	\$ 349.00	\$ 195.00	\$ 320.00
Totals													\$ 11,426.60	\$ 8,680.00	\$ 2,860.00	\$ 2,485.00	\$ 3,554.00		

TRUCK WASH ON SITE
 2x 25mm outlets

Calculation of Water Meter Size based on Probable Simultaneous Flow Rates as Outlined in AS3500.1

No. Per Fixture	2	2	3	3	1	2	2	8	0	8	Total
Total No.	4	2	3	3	2	2	2	8	0	32	53

Probable Simultaneous Flow Rate for Building 0.65 L/s
 Nominal Meter Size Required to cater for above flow 25 mm
 Require Fire Hose Reel Flow (2 FHR's @ 0.33L/s each) 0.66 L/s
 TOTAL Flow Rate Required for the Site 1.31 L/s
 Nominal Meter Size Required to allow for Fire Hose Reels 32 mm

Assessment of Peak Load in Equivalent Tenements based on Average Water Consumption

Average Water Usage = 182.83 kL/annum (average taken on all water consumptions listed)
 Peak Load per ET = 200 kL/annum (refer to report by Heath Consulting Engineers for 15 Vale Road, Bathurst dated 2 December 2008)
 No. of ET's = 0.9 ET's
 Minimum ET = 1 ET

RATE ASSESSMENT

WE, RW and IR Carter

PROPERTY ADDRESS

9 Adrienne Street
Raglan

LOT NO

1

DP NO.

845853

ASSESSMENT NO.

5631-94210-8

METER NO

06D011059

900604

YEAR	WC	SHR.	SINK	BSN.	URNL	HW STM	FHR	YD TAP	INITIAL WATER METER SIZE	USED WATER MTR. SIZE	ML WATER CONSUMPTION	SDF	SEWER NON-RES ACCESS	WATER AVAILABILITY CHARGE	REQUIRED AVAILABILITY CHARGE	
2004-05	5	1	1	3	3	4	2	50	32	141	100%	\$	1,824.00	\$	3,552.00	
2005-06	5	1	1	3	3	4	2	50	37	150	100%	\$	1,824.00	\$	1,552.00	
2006-07	5	1	1	3	3	4	2	50	32	68	100%	\$	1,824.00	\$	1,612.00	
2007-08	5	1	1	3	3	4	2	50	32	71	50%	\$	408.00	\$	688.00	
2008-09	5	1	1	3	3	4	2	50	32	93	50%	\$	428.50	\$	603.00	
2009-10	5	1	1	3	3	4	2	50	32	79	50%	\$	448.00	\$	320.00	
												Totals	\$	6,756.50	\$	6,356.00

Calculation of Water Meter Size based on Probable Simultaneous Flow Rates as Outlined in AS3500.1

No. Per Fixture	2	2	3	3	1	2	8	0	8	Total
Total No.	10	2	3	3	0	24	0	16	58	58

Probable Simultaneous Flow Rate for Building 0.67 l/s
 Nominal Meter Size Required to cater for above flow 25 mm
 Require Fire Hose Reel Flow (2 FHR's @ 0.33l/s each) 0.66 l/s
 TOTAL Flow Rate Required for the Site 1.33 l/s
 Nominal Meter Size Required to allow for Fire Hose Reels 32 mm

Assessment of Peak Load in Equivalent Tenements based on Average Water Consumption

Average Water Usage = 100 kl/annum (average taken on all water consumptions listed)
 Peak Load per ET = 200 kl/annum (refer to report by Heath Consulting Engineers for 16 Vale Road, Bathurst dated 2 December 2008)
 No. of ET's = 0.5 ET's
 Minimum ET = 1 ET

Sewer Access Charge based on Equivalent Number of ET's	Sewer Access Charge based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size
\$ 290.00	\$ 456.00	\$ 390.00	\$ 640.00
\$ 290.00	\$ 456.00	\$ 390.00	\$ 640.00
\$ 307.00	\$ 480.00	\$ 404.00	\$ 663.00
\$ 318.00	\$ 498.00	\$ 415.00	\$ 688.00
\$ 334.00	\$ 523.00	\$ 387.00	\$ 603.00
\$ 349.00	\$ 547.00	\$ 195.00	\$ 320.00
\$ 1,888.00	\$ 2,960.00	\$ 2,165.00	\$ 3,554.00

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RATE ASSESSMENT
WE, RW and IR Carter
 PROPERTY ADDRESS

11 Adrienne Street
 Raglan

LOT NO 215 DEND. 776787
 ASSESSMENT NO. 5631-94020-1
 METER NO. OSD010062
 MKG5871

YEAR	WC	SHR.	SINK	BSN.	URNL	HW	STW	FHR	VD	TAP	SIZE	INITIAL METER SIZE	USED WATER MTR.	KL WATER CONSUMPTION	SDF	SEWER NON-RES ACCESS	WATER AVAILABILITY CHARGE	ZND METER WATER AVAILABILITY CHARGE	Sewer Access Charge based on Equivalent Number of ET's on Nominal Water Meter Size	Water Availability Change Based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size Required for FHR's	
2004-05	2	1	1	2	0	1	4	4	40	125	100%	\$ 1,467.55	\$ 1,000.00	\$ 390.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 640.00	
2005-06	2	1	1	2	0	1	4	4	40	124	100%	\$ 1,467.55	\$ 1,000.00	\$ 390.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 290.00	\$ 640.00	
2006-07	2	1	1	2	0	1	4	4	40	110	100%	\$ 1,467.55	\$ 1,036.00	\$ 404.00	\$ 307.00	\$ 307.00	\$ 307.00	\$ 307.00	\$ 307.00	\$ 307.00	\$ 663.00	
2007-08	2	1	1	2	0	1	4	4	40	86	75%	\$ 612.00	\$ 688.00	\$ 269.00	\$ 318.00	\$ 318.00	\$ 318.00	\$ 318.00	\$ 318.00	\$ 318.00	\$ 698.00	
2008-09	2	1	1	2	0	1	4	4	40	97	75%	\$ 642.75	\$ 603.00	\$ 320.00	\$ 334.00	\$ 334.00	\$ 334.00	\$ 334.00	\$ 334.00	\$ 334.00	\$ 693.00	
2009-10	2	1	1	2	0	1	4	4	40	110	75%	\$ 672.00	\$ 320.00	\$ 320.00	\$ 349.00	\$ 349.00	\$ 349.00	\$ 349.00	\$ 349.00	\$ 349.00	\$ 320.00	
Note: Second meter does not belong to the property																\$ 1,888.00	\$ 1,888.00	\$ 1,888.00	\$ 1,888.00	\$ 3,554.00		
Totals																\$ 1,888.00	\$ 5,429.40	\$ 4,547.00	\$ 1,888.00	\$ 3,554.00		

Calculation of Water Meter Size based on Probable Simultaneous Flow Rates as Outlined in A53500.1

No. Per Fixture	2	2	3	1	2	2	0	8	0	0	Total
Total No.	4	2	3	3	2	0	8	0	32	51	

Probable Simultaneous Flow Rate for Building 0.62 L/s
 Nominal Meter Size Required to cater for above flow 20 mm
 Requires Fire Hose Reel Flow (2 FHR's @ 0.33L/s each) 0.66 L/s
 TOTAL Flow Rate Required for the Site 1.28 L/s
 Nominal Meter Size Required to allow for Fire Hose Reels 32 mm

Assessment of Peak Load in Equivalent Tenements based on Average Water Consumption

Average Water Usage = 108 kL/annum (average taken on all water consumptions listed)
 Peak Load per ET = 200 kL/annum (refer to report by Heath Consulting Engineers for 35 Vale Road, Bashurst dated 2 December 2008)
 No. of ET's = 0.5 ET's
 Minimum ET = 1 ET

15

RATE ASSESSMENT

Carter Bros Engineering Pty Ltd
PROPERTY ADDRESS

LOT NO

13 Adrienne Street
Raglan

DE NO

214

776787

ASSESSMENT NO.

5631-94010-2

METER NO

07D012342

YEAR	WC	SHR	SINK	BSNL	URINL	HW STM	FHR	YD TAP	SIZE	INITIAL WATER METER SIZE	USED WATER MTR. CONSUMPTION	SDF	SEWER NON-RES ACCESS	WATER AVAILABILITY CHARGE	REQUIRED AVAILABILITY CHARGE
2004-05	2	1	1	2	0	1	1	3	4	40	32	889	100%	\$ 456.00	\$ 250.00
2005-06	2	1	1	2	0	1	1	3	4	40	32	1006	100%	\$ 1,497.55	\$ 1,000.00
2006-07	2	1	1	2	0	1	1	3	4	40	32	995	100%	\$ 1,497.55	\$ 1,036.00
2007-08	2	1	1	2	0	1	1	3	4	40	32	601	75%	\$ 612.00	\$ 688.00
2008-09	2	1	1	2	0	1	1	3	4	40	32	593	75%	\$ 642.75	\$ 608.00
2009-10	2	1	1	2	0	1	1	3	4	40	32	316	75%	\$ 672.00	\$ 320.00
													Total	\$ 4,717.45	\$ 3,697.00

METER NO	Sewer Access Charge based on Equivalent Number of ET's	Sewer Access Charge based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size
07D012342	\$ 1,015.00	\$ 290.00	\$ 250.00	\$ 640.00
MK68778	\$ 1,015.00	\$ 290.00	\$ 250.00	\$ 640.00
MK68771	\$ 1,074.50	\$ 307.00	\$ 259.00	\$ 668.00
	\$ 1,113.00	\$ 318.00	\$ 269.00	\$ 688.00
	\$ 1,169.00	\$ 334.00	\$ 285.00	\$ 688.00
	\$ 1,221.50	\$ 359.00	\$ 295.00	\$ 720.00
	\$ 6,908.00	\$ 1,888.00	\$ 1,388.00	\$ 3,554.00

Calculation of Water Meter Size based on Probable Simultaneous Flow Rates as Outlined in AS3500.1

No. Per Fixtures	2	2	3	1	2	8	0	8	Total
Total No.	4	2	3	2	0	8	0	32	51

Probable Simultaneous Flow Rate for Building 0.62 L/s

Nominal Meter Size Required to cater for above flow 20 mm

Require Fire Hose Reel Flow (2 FHR's @ 0.32L/s each) 0.66 L/s

TOTAL Flow Rate Required for the Site 1.28 L/s

Nominal Meter Size Required to allow for Fire Hose Reels 32 mm

Assessment of Peak Load in Equivalent Terms based on Average Water Consumption

Average Water Usage = 700 kL/annum (average taken on all water consumptions listed)

Peak Load per ET = 200 kL/annum (refer to report by Heath Consulting Engineers for 16 Vale Road, Bathurst dated 2 December 2008)

No. of ET's = 3.5 ET's

RATE ASSESSMENT
WE, RW and IR Carter

PROPERTY ADDRESS

15 Adrienne Street
 Raglan

LOT NO 213

MEIER NO

NO. OFF 2

MM63195

NO. OF FHR 1

000003105

NO. OF URNL 2

5631-93000-4

NO. OF SINK 2

716787

NO. OF SHR 2

ASSESSMENT NO.

NO. OF BSN 2

5631-93000-4

NO. OF WTR MTR 4

716787

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ASSESSMENT NO.

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ASSESSMENT NO.

NO. OF WTR MTR 4

716787

NO. OF WTR MTR 4

ASSESSMENT NO.

SEWER ACCESS CHARGE BASED ON EQUIVALENT NUMBER OF ET'S

1 ET

290.00

290.00

290.00

307.00

318.00

354.00

345.00

1,888.00

1,888.00

1,888.00

1,888.00

1,888.00

1,888.00

1,888.00

1,888.00

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SEWER ACCESS CHARGE BASED ON NOMINAL WATER METER SIZE

20 mm

250.00

250.00

250.00

307.00

318.00

354.00

345.00

1,888.00

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WATER AVAILABILITY CHARGE BASED ON NOMINAL WATER METER SIZE

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RATE ASSESSMENT

Carter Bros Engineering Pty Ltd
PROPERTY ADDRESS

3 Toronto Street
Kelso

METER NO

MKS3655

ASSESSMENT NO.

4727-25000-5

DEP NO.

1007537

LOT NO

81

YEAR	WC	SHR	SINK	BSN	URNL	HW	STM	FHR	YD	TAP	SIZE	WATER USED METER SIZE	KL WATER CONSUMPTION	SDF	SEWER NON-RES ACCESS	WATER AVAILABILITY CHARGE	REQUIRED AVAILABILITY CHARGE	Sewer Access Charge based on Equivalent Number of ET's on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size Required for FHR's
2004-05	2	1	2	2	2	1	1	1	3	4	32	32	487	100%	\$ 747.65	\$ 640.00	\$ 385.46	\$ 456.00	\$ 640.00	
2005-06	2	1	2	2	2	1	1	1	3	4	32	363	100%	\$ 747.65	\$ 640.00	\$ 385.46	\$ 456.00	\$ 640.00		
2006-07	2	1	2	2	1	1	1	1	3	4	32	329	100%	\$ 747.65	\$ 663.00	\$ 408.05	\$ 480.00	\$ 663.00		
2007-08	2	1	2	2	2	1	1	1	3	4	32	185	95%	\$ 775.20	\$ 688.00	\$ 422.68	\$ 498.00	\$ 688.00		
2008-09	2	1	2	2	2	1	1	1	3	4	32	154	95%	\$ 814.15	\$ 803.00	\$ 443.94	\$ 523.00	\$ 803.00		
2009-10	2	1	2	2	2	1	1	1	3	4	32	111	95%	\$ 851.20	\$ 320.00	\$ 463.88	\$ 577.00	\$ 320.00		
Totals															\$ 4,683.50	\$ 3,554.00	\$ 2,509.47	\$ 2,960.00	\$ 2,665.00	\$ 3,554.00

Calculation of Water Meter Size based on Probable Simultaneous Flow Rates as Outlined in AS3500.1

Total No. of Landing Units from AS3500.1										
No. Per Fixture	2	2	3	1	2	2	2	8	0	3
Total No.	4	2	6	2	2	2	8	0	32	56

Probable Simultaneous Flow Rate for Building 0.65 L/s

Nominal Meter Size Required to cater for above flow 25 mm

Require Fire Hose Reel Flow (2 FHR's @ 0.33L/s each) 0.66 L/s

TOTAL Flow Rate Required for the Site 1.31 L/s

Nominal Meter Size Required to allow for Fire Hose Reels 32 mm

Assessment of Peak Load in Equivalent Tricountants based on Average Water Consumption

Average Water Usage = 265 kL/annum (average taken on all water consumptions listed)
Peak Load per ET = 200 kL/annum (refer to report by Heath Consulting Engineers for 16 Vale Road, Balthurst dated 2 December 2008)

No. of ET's = 1.3 ET's

Minimum ET = 1 ET

RATE ASSESSMENT
WE, RW and IR Carter
PROPERTY ADDRESS

2 Littlebourne Street
Keiso

LOT NO 5
DP NO 714297
ASSESSMENT NO 2862-45000-2
METER NO 406C035527 R. b/000880
PKY3875

YEAR	WC	SHR	SHIK	BSH	URHL	HW STM	PHR	YD TAP	WATER USED METER WATER MTR. CONSUMPTION	KL WATER USED	SDF	SEWER NON-RES ACCESS	WATER AVAILABILITY CHANGE	REQUIRED AVAILABILITY CHANGE	SEWER ACCESS CHARGE based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size Required for
2004-05	2	1	2	2	2	2	1	1	40	37	789	100%	\$ 1,167.55	\$ 1,000.00	\$ 250.00	\$ 250.00	\$ 640.00
2005-06	2	1	2	2	2	2	1	1	40	37	395	100%	\$ 1,167.55	\$ 1,000.00	\$ 250.00	\$ 250.00	\$ 640.00
2006-07	2	1	2	2	2	2	1	1	40	37	52	100%	\$ 1,167.55	\$ 1,036.00	\$ 307.00	\$ 259.00	\$ 663.00
2007-08	2	1	2	2	2	2	1	1	40	37	84	75%	\$ 612.00	\$ 668.00	\$ 318.00	\$ 259.00	\$ 668.00
2008-09	2	1	2	2	2	2	1	1	40	37	81.2	75%	\$ 642.75	\$ 603.00	\$ 334.00	\$ 235.00	\$ 603.00
2009-10	2	1	2	2	2	2	1	1	40	37	1393	75%	\$ 642.00	\$ 350.00	\$ 346.00	\$ 135.00	\$ 350.00
											Totals		\$ 5,428.40	\$ 4,647.00	\$ 1,886.00	\$ 1,388.00	\$ 9,954.00

Calculation of Water Meter Size based on Probable Simultaneous Flow Rates as Outlined in AS3500.1

No. Per Element	4	2	3	1	2	0	1.5	0	8	Total
Total No.	4	2	3	1	2	0	1.5	0	8	38

Probable Simultaneous Flow Rate for Building 0.53 L/s

Nominal Meter Size Required to cater for above flow 20 mm

Require Fire Hose Reel Flow (2 PPH's @ 0.33L/s each) 0.66 L/s

TOTAL Flow Rate Required for the Site 1.19 L/s

Nominal Meter Size Required to allow for Fire Hose Reels 32 mm

Assessment of Peak Load in Equivalent Terms based on Average Water Consumption

Average Water Usage = 574 kl/annum (average taken on all water consumptions listed)
 Peak Load per ET = 200 kl/annum (refer to report by Hocht Consulting Engineers for 18 Vale Road, Bathurst dated 2 December 2008)
 No. of ET's = 2.9 ET's
 Minimum ET = 1 ET

YEAR	WC	SHR	SHIK	BSH	URHL	HW STM	PHR	YD TAP	WATER USED METER WATER MTR. CONSUMPTION	KL WATER USED	SDF	SEWER NON-RES ACCESS	WATER AVAILABILITY CHANGE	REQUIRED AVAILABILITY CHANGE	SEWER ACCESS CHARGE based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size Required for
2004-05	0	3	3	6	6	3	4	4	32	82	493	100%	\$ 742.00	\$ 640.00	\$ 450.00	\$ 350.00	\$ 1,000.00
2005-06	0	3	3	6	6	3	4	4	32	82	610	100%	\$ 742.00	\$ 663.00	\$ 450.00	\$ 350.00	\$ 1,036.00
2006-07	0	3	3	6	6	3	4	4	32	82	810	100%	\$ 742.00	\$ 688.00	\$ 450.00	\$ 350.00	\$ 1,074.00
2007-08	0	3	3	6	6	3	4	4	32	82	70	75%	\$ 374.50	\$ 410.00	\$ 438.00	\$ 367.00	\$ 943.00
2008-09	0	3	3	6	6	3	4	4	32	82	35	75%	\$ 392.25	\$ 387.00	\$ 523.00	\$ 195.00	\$ 500.00
2009-10	0	3	3	6	6	3	4	4	32	82	42	75%	\$ 410.25	\$ 335.00	\$ 547.00	\$ 195.00	\$ 500.00
											Totals		\$ 3,418.95	\$ 2,924.00	\$ 2,380.00	\$ 2,185.00	\$ 9,553.00

Calculation of Water Meter Size based on Probable Simultaneous Flow Rates as Outlined in AS3500.1

No. Per Element	2	3	1	2	8	0	8	Total
Total No.	2	3	1	2	8	0	8	32

Probable Simultaneous Flow Rate for Building 0.21 L/s

Nominal Meter Size Required to cater for above flow 25 mm

Require Fire Hose Reel Flow (2 PPH's @ 0.33L/s each) 0.66 L/s

TOTAL Flow Rate Required for the Site 1.37 L/s

Nominal Meter Size Required to allow for Fire Hose Reels 40 mm

Assessment of Peak Load in Equivalent Terms based on Average Water Consumption

Average Water Usage = 320 kl/annum (average taken on all water consumptions listed)
 Peak Load per ET = 200 kl/annum (refer to report by Hocht Consulting Engineers for 18 Vale Road, Bathurst dated 2 December 2008)
 No. of ET's = 1.6 ET's
 Minimum ET = 1 ET

RATE ASSESSMENT

WE, RW and IR Carter

PROPERTY ADDRESS

6 Littlebourne Street

Kelso

LOT NO

6

DE NO

714297

ASSESSMENT NO

2652-44000-3

METER NO

04E017564

MK78996

YEAR	WC	SHR	SINK	BSN	URNL	HW	STM	FHR	YD	TAP	SIZE	INITIAL METER SIZE	USED WATER SIZE	KL WATER CONSUMPTION	SDF	SEWER NON-RES ACCESS	WATER AVAILABILITY CHARGE	REQUIRED AVAILABILITY CHARGE	Sewer Access Charge based on Equivalent Number of ET's 1.0 ETs	Sewer Access Charge based on Nominal Water Meter Size 20 mm	Water Availability Charge based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size Required for FHR's 32 mm				
2004-05	4	2	2	2	4	2	3	1	50	40	1,824.00	\$	1,563.00	\$	100%	\$	1,563.00	\$	290.00	\$	250.00	\$	640.00			
2005-06	4	2	2	2	4	2	3	1	50	40	1,824.00	\$	1,563.00	\$	100%	\$	1,563.00	\$	290.00	\$	250.00	\$	640.00			
2006-07	4	2	2	2	4	2	3	1	50	40	1,824.00	\$	1,563.00	\$	100%	\$	1,563.00	\$	307.00	\$	259.00	\$	668.00			
2007-08	4	2	2	2	4	2	3	1	50	40	955.50	\$	1,074.00	\$	75%	\$	1,074.00	\$	318.00	\$	269.00	\$	688.00			
2008-09	4	2	2	2	4	2	3	1	50	40	1,003.50	\$	943.00	\$	75%	\$	943.00	\$	334.00	\$	235.00	\$	603.00			
2009-10	4	2	2	2	4	2	3	1	50	40	1,040.25	\$	500.00	\$	75%	\$	500.00	\$	349.00	\$	125.00	\$	320.00			
1 CAR WASH WITH 1 X 20 Ø OUTLET																										
Trade Waste Ch2																										
Totals \$																	8,480.25	\$	7,262.00	\$	1,888.00	\$	1,388.00	\$	3,554.00	\$

Calculation of Water Meter Size based on Probable Simultaneous Flow Rates as Outlined in AS3500.1

No. Per Fixture	2	2	3	1	2	8	0	8	Total
Total No.	8	4	6	4	0	16	0	8	45

Probable Simultaneous Flow Rate for Building 0.59 L/s

Nominal Meter Size Required to cater for above flow 20 mm

Require Fire Hose Reel Flow (2 FHR's @ 0.33L/s each) 0.66 L/s

TOTAL Flow Rate Required for the Site 1.25 L/s

Nominal Meter Size Required to allow for Fire Hose Reels 32 mm

Assessment of Peak Load in Equivalent Tenements based on Average Water Consumption

Average Water Usage = 338 kL/annum (average taken on all water consumptions listed)

Peak Load per ET = 200 kL/annum (refer to report by Heath Consulting Engineers for 16 Vale Road, Bathurst dated 2 December 2008)

No. of ET's = 0.7 ET's

Minimum ET = 1 ET

RATE ASSESSMENT

WE, RW and IR Carter

PROPERTY ADDRESS

10 Littlebourne Street
Kelso

METER NO

56150

MK70546

ASSESSMENT NO.

2692-43000-4

DP NO.

714297

LOT NO

4

YEAR	WC	SHR.	SINK	BSN.	NO. OFF	NO. OF	NO. OFF	NO. OF	INITIAL WATER METER SIZE	USED WATER METER SIZE	KL WATER CONSUMPTION	SDF	SEWER NON-RES ACCESS	WATER AVAILABILITY CHARGE	REQUIRED AVAILABILITY CHARGE
2004-05	10	5	5	5	5	5	5	5	40	40	32	201	100%	\$ 1,167.55	\$ 1,000.00
2005-06	10	5	5	5	5	5	5	5	40	40	32	270	100%	\$ 1,167.55	\$ 1,000.00
2006-07	10	5	5	5	5	5	5	5	40	40	32	168	100%	\$ 1,167.55	\$ 1,036.00
2007-08	10	5	5	5	5	5	5	5	40	40	32	158	95%	\$ 775.20	\$ 688.00
2008-09	10	5	5	5	5	5	5	5	40	40	32	149	95%	\$ 814.13	\$ 603.00
2009-10	10	5	5	5	5	5	5	5	40	40	32	138	95%	\$ 815.20	\$ 320.00
													Totals \$	\$ 5,807.20	\$ 4,647.00

Calculation of Water Meter Size based on Probable Simultaneous Flow Rates as Outlined in AS3500.1

No. Per Fixture	2	2	2	3	1	2	8	0	8	Total
Total No.	20	10	15	5	5	0	40	0	32	122

Probable Simultaneous Flow Rate for Building 1.21 L/s

Nominal Meter Size Required to cater for above flow 32 mm

Require Fire Hose Reel Flow (2 FHR's @ 0.33L/s each) 0.66 L/s

TOTAL Flow Rate Required for the Site 1.87 L/s

Nominal Meter Size Required to allow for Fire Hose Reels 40 mm

Assessment of Peak Load in Equivalent Tenements based on Average Water Consumption

Average Water Usage = 184 kJ/annum (average taken on all water consumptions listed)

Peak Load per ET = 200 kJ/annum (refer to report by Heath Consulting Engineers for 16 Vale Road, Bathurst dated 2 December 2008)

No. of ET's = 0.9 ET's

Minimum ET = 1 ET

Sewer Access Charge based on Equivalent Number of ET's	Water Access Charge based on Nominal Water Meter Size	Water Availability Change based on Nominal Water Meter Size	Water Availability Change based on Nominal Water Meter Size
1.0 ETs	32 mm	32 mm	40 mm
\$ 290.00	\$ 747.65	\$ 640.00	\$ 1,000.00
\$ 1,167.55	\$ 747.65	\$ 640.00	\$ 1,000.00
\$ 307.00	\$ 787.00	\$ 663.00	\$ 1,036.00
\$ 318.00	\$ 816.00	\$ 688.00	\$ 1,074.00
\$ 334.00	\$ 857.00	\$ 713.00	\$ 943.00
\$ 349.00	\$ 896.00	\$ 740.00	\$ 500.00
\$ 1,888.00	\$ 4,851.30	\$ 3,554.00	\$ 5,553.00

RATE ASSESSMENT

Carter Bros Engineering Pty Ltd

PROPERTY ADDRESS

LOT NO

DP NO

ASSESSMENT NO

METER NO

22 Hampton Park Road

Kelso

3

877926

1508-01998-9

900861

YEAR	WC	SHR	SINK	BSN	URNL	HW STM	FHR	YD TAP	KL WATER CONSUMPTION	SDF	SEWER NON-RES ACCESS	WATER AVAILABILITY CHARGE	REQUIRED AVAILABILITY CHARGE	Sewer Access Charge based on Equivalent Number of ET's	Sewer Access Charge based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size	Water Availability Charge based on Nominal Water Meter Size Required for FHR's
														2.1 ETs	25 mm	25 mm	32 mm
2004-05	4	2	2	4	2	4	2	4	40	759	100%	\$ 1,167.55	\$ 1,000.00	\$ 621.81	\$ 485.00	\$ 390.00	\$ 640.00
2005-06	4	2	2	4	2	4	2	4	40	310	100%	\$ 1,167.55	\$ 1,000.00	\$ 621.81	\$ 490.00	\$ 390.00	\$ 640.00
2006-07	4	2	2	4	2	4	2	4	40	499	100%	\$ 1,167.55	\$ 1,096.00	\$ 658.26	\$ 480.00	\$ 404.00	\$ 683.00
2007-08	4	2	2	4	2	4	2	4	40	369	95%	\$ 1,210.30	\$ 1,074.00	\$ 681.85	\$ 498.00	\$ 419.00	\$ 688.00
2008-09	4	2	2	4	2	4	2	4	40	426	95%	\$ 1,271.10	\$ 943.00	\$ 716.15	\$ 523.00	\$ 367.00	\$ 603.00
2009-10	4	2	2	4	2	4	2	4	40	210	95%	\$ 1,320.05	\$ 500.00	\$ 748.31	\$ 517.00	\$ 385.00	\$ 320.00
TRUCK WASH WITH 1 X 25mm OUTLET																	
Totals											\$ 4,048.29	\$ 2,960.00	\$ 2,165.00	\$ 3,554.00			

Calculation of Water Meter Size based on Probable Simultaneous Flow Rates as Outlined in AS9500.1

No. Per Fixture	2	2	3	1	2	8	0	8	Total
Total No.	8	4	6	4	0	16	0	24	62

Probable Simultaneous Flow Rates for Building 0.69 L/s

Nominal Meter Size Required to cater for above flow 25 mm

Require Fire Hose Reel Flow (2 FHR's @ 0.33L/s each) 0.66 L/s

TOTAL Flow Rate Required for the Site 1.35 L/s

Nominal Meter Size Required to allow for Fire Hose Reels 32 mm

Assessment of Peak Load in Equivalent Terms based on Average Water Consumption

Average Water Usage = 429 kL/annum (average taken on all water consumptions listed)

Peak Load per ET = 200 kL/annum (refer to report by Heath Consulting Engineers for 15 Vale Road, Bathurst dated 2 December 2008)

No. of ET's = 2.1 ET's

Minimum ET = 1 ET

RATE ASSESSMENT

WE, RW and IR Carter

PROPERTY ADDRESS

LOT NO

DF NO

ASSESSMENT NO

METER NO

Bradford Street

Kelso

3

285006

369-32000-7

MF76767

YEAR	WC	SHR	SINK	BSN	URNL	HW	STW	FHR	YD	TAP	SIZE	USED	WATER	MTR	CONSUMPTION	SDF	SEWER	NON-RES	ACCESS	WATER	AVAILABILITY	CHARGE	REQUIRED	AVAILABILITY	CHARGE	
2004-05	2	1	1	1	1	1	4	1	1	1	1	7			29	100%	\$	291.65	\$	250.00	\$	250.00		250.00		
2005-06	2	1	1	1	1	1	4	1	1	1	1			13	100%	\$	291.65	\$	250.00	\$	250.00		250.00			
2006-07	2	1	1	1	1	1	4	1	1	1	1			27	100%	\$	291.65	\$	259.00	\$	259.00		259.00			
2007-08	2	1	1	1	1	1	4	1	1	1	1			12	95%	\$	302.10	\$	269.00	\$	269.00		269.00			
2008-09	2	1	1	1	1	1	4	1	1	1	1			14	95%	\$	317.30	\$	235.00	\$	235.00		235.00			
2009-10	2	1	1	1	1	1	4	1	1	1	1			14	95%	\$	331.55	\$	125.00	\$	125.00		125.00			
																	Totals	\$	1,825.80	\$	1,388.00	\$	1,388.00		1,388.00	

Calculation of Water Meter Size based on Probable Simultaneous Flow Rates as Outlined in AS3500.1

No. Per Fixture	2	2	2	3	1	2	8	0	8	Total
Total No.	4	2	0	0	1	0	8	0	8	23

Probable Simultaneous Flow Rate for Building 0.41 L/s

Nominal Meter Size Required to cater for above flow 20 mm

Require Fire Hose Reel Flow (2 FHR's @ 0.33L/s each) 0.66 L/s

TOTAL Flow Rate Required for this Site 1.07 L/s

Nominal Meter Size Required to allow for Fire Hose Reels 32 mm

Assessment of Peak Load in Equivalent Tenements based on Average Water Consumption

Average Water Usage = 18 kL/annum (average taken on all water consumptions listed)

Peak Load per ET = 200 kL/annum (refer to report by Heath Consulting Engineers for 16 Vale Road, Bathurst dated 2 December 2008)

No. of ET's = 0.1 ET's

Minimum ET = 1 ET

75

We would appreciate some clarification as to what has happened in this case and request that a review of how Bathurst Council and other Councils across New South Wales impose sewer access charges on properties with a view to standardising the method across New South Wales.

Yours faithfully
Heath Consulting Engineers



Per:
ROGER HEATH

CC Mr Ray Carter
Mr Gerard Martin MP