

## **Proposed Charge for Pressure Sewer Installations**

Council has recently adopted a Pressure Sewer System Policy (POL06/135) that includes installation of pressure sewers in backlog villages and for new developments. Outlined below is the proposed charge for the design and installation of “on property” pressure sewer units for newly created lots.

**ADOPTED AT COUNCIL MEETING HELD ON TUESDAY 27 FEBRUARY, 2007**

### **222. Charges for New Developments**

**File 2213-02**

#### **RECOMMENDED that Council:**

- a) **Adopt the charge of \$7,468.00 for the design and installation of “on-property” pressure sewer in new developments as detailed below:**
  - “Fee Description” – Developer charges for the property design and installation of pressure sewer systems**
  - “Purpose” – to recover the cost of design and installation of pressure sewer units and associated works on individual properties**
  - “Pricing Policy” – cost recovery**
  - “GST Inclusion” – No**
  - “2006-2007 Amount” - \$7,468.00 plus additional estimated cost for sites with difficult terrain and/or rock conditions.**
- b) **The above proposed charge to be placed on public exhibition for a period of 30 days and that during this period further consultation take place with local developers.**

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## **REPORT OF GENERAL MANAGER**

### **SHOALHAVEN WATER OPERATIONS & STRATEGIC REVIEW COMMITTEE**

**TUESDAY, 20TH FEBRUARY 2007**

### **SHOALHAVEN WATER**

#### **1. Charges for New Developments**

**File 2213-02**

##### **Background**

Council has recently adopted a Pressure Sewer System Policy that includes installation of pressure sewers in backlog villages and for new developments. This report is to set charges for future design and installation of pressure sewer units for newly created lots.

## **Pressure Sewer Charges for New Development**

# Council considered a report in December 2006 recommending the adoption of a charge of \$7,468.00 for the design and installation of “on-property” pressure sewer systems for new developments and that the proposed charges are placed on public exhibition in accordance with Council policy. (see Attachment 1). However, Council had concerns regarding the costs of this service and resolved:

*“that Council defer consideration of pressure sewer charges for new developments, pending a further report detailing a breakdown of charges and a comparison of charges with other local government area fee structures.”*

Other authorities have been contacted regarding their charges and as detailed below:

### **Bega Valley Shire**

The developer installs the pressure sewer reticulation system and boundary kits to each property, and pays the headworks charges.

The owner, when constructing a house installs power to the alarm panel and pays the fee of \$12,500 for the full cost of installation. Installation is undertaken by the Council’s alliance partner as part of an overall contract to install pressure sewers in the Shire. The \$12,500 is a contract rate, however Bega Officers believe that this cost should be less.

### **South East Water (Melbourne)**

The developer installs the pressure sewer and boundary kit and pays headworks charges. The developer also pays \$7,500 for South East Water to install the “on-property” pressure system.

The owner also installs the power and alarm panel on the house at construction. The \$7,500 is a regulated charge and South East Water officers believe that the true cost is more like \$8,500.

### **Wagga Wagga**

This system is similar to Bega, however the costs are \$13,000 for the installation.

### **Sydney Water Corporation (SWC)**

SWC’s policy is still being developed however but is likely that the developer will install the pressure sewer reticulation and boundary kit and pays headworks charges.

The owner arranges for the “on-property” installation privately and it is possible for maintenance of all “on-property” assets. If they install approved equipment SWC will maintain.

From the above it can be seen that the charge for the pressure sewer as reported in the December meeting of \$7,468.00 is realistic when compared to other charges by other authorities experienced in installation of pressure sewer systems. Note that the charge is for level blocks with good ground conditions. There would be additional charges for difficult terrain and/or rock conditions.

## **REPORT OF THE GENERAL MANAGER**

### **SHOALHAVEN WATER OPERATIONS & STRATEGIC REVIEW COMMITTEE**

**TUESDAY 12TH DECEMBER 2006**

**2. 1. Pressure Sewer Charges for new development File 2213-02**

#### **Background**

Council has recently adopted a Pressure Sewer System Policy that includes installation of pressure sewers in backlog villages and for new developments. Under new development, developers are required to:

- Be responsible for individual costs associated with the design and construction of the pressure sewer reticulation system. The design of the pressure sewer reticulation system shall be in accordance with the relevant standards and be approved by Shoalhaven Water, or
- Pay charges for the future design and installation of pressure sewer units within individual properties. Shoalhaven Water will be responsible for the design and installation of pressure sewer units on individual properties in consultation with future property owners.

## **Pressure Sewer Installation Charges**

Where charges are to be applied to developments proposing pressure sewer systems, for installation on individual properties. The costs in relation to these charges have been based on the following process:

- Future owners will be advised via 88B instrument and Section 143 Notice the requirement to contact Shoalhaven Water regarding the installation of pressure sewer units
- The location of pressure sewer unit will be agreed with the owner/builder
- The builder to terminate the house drain 2m from the agreed unit location
- The builder to provide a circuit breaker and wiring to and installation of a control panel (supplied by Shoalhaven Water) and connect the pump (to be installed by Shoalhaven Water).
- Shoalhaven Water will then install the unit, connect the house drain and install the discharge pipe to the reticulation system previously installed by the developers
- Immediately prior to occupation, Shoalhaven Water to install the pump and commission the unit
- Shoalhaven Water to complete drainage diagram and input into the GIS

The current estimated cost for the above is shown below:

- Supply of unit \$3,450
- Installation of unit \$3,550
- Design, administration \$456
- Total cost **\$7,468**

The above cost is for a level site with no rock. Extra costs will be estimated on an individual basis for difficult site terrain and/or rock conditions.