



YOUNG SHIRE COUNCIL

WATER AND SEWERAGE HEADWORKS CONTRIBUTIONS POLICY

NO. 95

DATE ADOPTED: 18/09/13

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1 INTRODUCTION/BACKGROUND

Councils, according to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000* section 306, require a contribution from developers towards the cost of water and sewerage management works. New utility services infrastructure required to service developments are funded by developers through headworks charges. The developer funds the construction of new assets required to service their development, and contributes to capacity upgrades of the existing system required to accommodate the additional demand of development.

In Young, existing water and sewerage services including operations and maintenance activities, asset renewals and level of service upgrades are funded by earnings derived from existing consumers through water and sewerage availability and usage charges.

2 DEFINITION

The Water Directorate Section 64: *Determinations of Equivalent Tenements Guidelines* are to be used by local government water authorities in regional NSW, for input into the process of proportioning developer charges under section 64 of the *Local Government Act 1993*.

- An ET is the standard measure used to assess the impact of a particular business or land type on the water or sewerage system, relative to a residential dwelling.
- An ET will ensure full and equitable cost recovery between different land use categories.
- An ET focuses on the increase in demand or loading that the new development(s) will have on council's Water Supply and Sewerage Services.

3 PURPOSE/OBJECTIVES

The Water and Sewerage Headworks Contribution Policy was developed to:

- Ensure appropriate contributions are given to Council towards the cost of providing water supply and sewerage works, when deciding a development application.
- Endorse an integrated framework for determining water and sewerage headworks charges.
- Ensure consistency and integrity in the manner in which the Council deals with developers and ratepayers.
- Ensure compliance with legislative requirements under the *Local Government Act 1993*.
- Promote awareness of the requirements of the Act with respect to the construction of works for developers.
- Make the Council's policies and requirements for water and sewerage headworks charges readily accessible and understandable to the public.

4 STATEMENT

- Headworks charges for development other than an average residential dwelling are determined by assessing the demands on Council's water supply and sewerage infrastructure of that development, and comparing them with an equivalent tenement.
- All development will be assessed in numbers of ET, and water and sewerage headworks charges are levied as multiples of the adopted developer charges.
- ET will enable ratepayers to calculate the headworks charge for their development. This can be done by multiplying the ET value by the current Council Developer Servicing Plan charge as outlined in Council's Annual Fees and Charges.

5 POLICY

This policy applies to all new developments in accordance with Council's Water Supply and Sewerage Services charges which are based on Council's Equivalent Tenement (ET) value and not on an amount of money, in accordance with the Developer Charges Guidelines for Water Supply, Sewerage and Stormwater (NSW Office of Water 2002). Appendix 1 details

the YSC Standard Equivalent Tenement Demands as adopted from the NSW Water Directorate Guidelines, 2009.

6. RESPONSIBILITY

Council's Department of Utility Services is responsible for the implementation of this policy. This policy shall be reviewed every four years, or as a result of any relevant legislative changes.

Date Reviewed: 18.09.13

Resolution No. 392/13

APPENDIX 1

<p>1. Young Shire Council's (YSC) Standard Equivalent Tenement Demands</p> <p>YSC Standard Equivalent Tenement Demands was acquired from the Water Directorate Guidelines, 2009.</p> <ul style="list-style-type: none"> For water- 230 Kilolitres/ET annual demand (based on average residential consumption) For sewer- 140 kilolitres/ET annual demand (based on around 60% discharge factor) 																							
<p>2. Vacant Land</p> <p>The following equivalent tenements shall be used for subdivision of land in which additional vacant lots are created:</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Sewer ET</th> <th>Water ET</th> </tr> </thead> <tbody> <tr> <td>Small Residential Lot (<450 m2)</td> <td>1.0</td> <td>1.0</td> </tr> <tr> <td>Large Residential Lot (> 2000 m2)</td> <td>1.0</td> <td>1.20</td> </tr> <tr> <td>Commercial Lot</td> <td>1.0</td> <td>1.0</td> </tr> <tr> <td>Industrial Lot</td> <td>1.0</td> <td>1.0</td> </tr> </tbody> </table>			Category	Sewer ET	Water ET	Small Residential Lot (<450 m2)	1.0	1.0	Large Residential Lot (> 2000 m2)	1.0	1.20	Commercial Lot	1.0	1.0	Industrial Lot	1.0	1.0						
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<p>3. Multi-Residential Development: including serviced apartments (Dual Occupancy / Duplex / Units)</p> <p>The following equivalent tenements shall be used for multi-residential developments:</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Sewer ET</th> <th>Water ET</th> </tr> </thead> <tbody> <tr> <td>Dual Occupancy (1,2,3 bedrooms or more)</td> <td>1.0</td> <td>1.0</td> </tr> <tr> <td>Duplex (1,2,3 bedrooms or more)</td> <td>1.0</td> <td>1.0</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Units:</th> <th>Sewer ET</th> <th>Water ET</th> </tr> </thead> <tbody> <tr> <td>1 Bedroom</td> <td>0.5</td> <td>0.4</td> </tr> <tr> <td>2 Bedroom</td> <td>0.75</td> <td>0.6</td> </tr> <tr> <td>3 Bedroom</td> <td>1.0</td> <td>0.8</td> </tr> </tbody> </table>			Category	Sewer ET	Water ET	Dual Occupancy (1,2,3 bedrooms or more)	1.0	1.0	Duplex (1,2,3 bedrooms or more)	1.0	1.0	Units:	Sewer ET	Water ET	1 Bedroom	0.5	0.4	2 Bedroom	0.75	0.6	3 Bedroom	1.0	0.8
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<p>6. Commercial and Industrial</p> <p>Commercial and Industrial development will be assessed by following the NSW Water Directorate's <i>Section 64 Determinations of Equivalent Tenements Guidelines</i> which provides Council with a basis for determining Equivalent Tenement (ET) loadings for different types of development.</p> <p>A copy of the Water Directorate guidelines may be available by request, from Council.</p>																							