

# Water and Sewerage Headworks Charges (Section 64 Contributions) - Assistance for Developments

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Shoalhaven Water

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Policy Number: POL19/74

Adopted: 28/06/2011

Effective: 1/07/2011

Reaffirmed: 26/02/2013, 13/06/2017, 23/07/2019

Amended: 10/06/2014

Minute Number: MIN11.527, MIN13.148, D14/147248, MIN17.512, MIN19.491

File: 12039E

Review Date: 1/12/2020

## 1 PURPOSE

To assist all types of developments (subject to approval under the Environment Planning & Assessment (EPA) Act within the Shoalhaven Local Government area in relation to granting a concession to the calculated equivalent tenement loading imposed on the water supply and sewerage systems.

## 2 STATEMENT

This policy statement is based on Council Minute 11.116 and Minute 13.864.

It should be noted that Section 64 charges/contributions are also known as Headworks/Developer charges/contributions.

## 3 PROVISIONS

- a. The system loading/demand to determine the applicable Section 64 charges are calculated for all developments based on the provisions contained in Council's Delivery Program and Operational Plan, and
- b. The unit rate for the applicable Section 64 charge is contained in Council's annual fees and charges, and
- c. For any Development Application considered by Council or by a private certifier:
  - Under the Environment Planning & Assessment Act, and
  - In accordance with the current Development Servicing Plans, and
  - Is permissible within the zoning,

the applicable Section 64 charges may be reduced as follows:-

Equivalent Tenements		Reduction Amount
0.0 - ≤ 2.0	-	75%
> 2.0	-	50%

## 4 EXEMPTIONS

This policy does not apply to:

- Any development/s that does not have an operational consent under the Environmental Planning & Assessment Act or has received an occupation certificate and/or licence for the development as the case may be,
- Any development where the development consent articulates how the Headworks charges are to be calculated (that is the charges are not specified in Council's Fees & Charges),
- Any development/s which have paid or have signed an agreement/contract/deed with Council prior to 1<sup>st</sup> July 2013 to pay its Section 64 contributions.

- Any developments which receive S64 assistance under Council Policy POL14/36 (Community Service Obligations – Water Supply, Wastewater, Effluent, Trade Waste Services and Section 64 Contributions).

This policy does not recommence for each stage of a development where the development has been approved in stages.

## 5 IMPLEMENTATION

- Shoalhaven Water Group has responsibility for implementing this policy.
- An example of the calculations involved in the implementation of this policy is as follows:-

Eligible commercial business with an original determined load of 6.2 ETs for water supply and 6.20 ETs for sewerage services.

2019/20 water supply ET Charge = \$6,578/ET.

2019/20 sewerage services ET Charge = \$8,339/ET.

Original determined charge =  $6.2 \times (\$6,578 + \$8,339)$   
= \$92,485.40

Reduction application:-

First 2 ET	$2.0 \times (\$6,578 + \$8,339) \times 0.25$	= \$7,458.50
>2 ETs	$4.2 \times (\$6,578 + \$8,339) \times 0.50$	= \$31,325.70
Reduced Payable Total		= \$38,784.20

**Savings = \$92,485.40 – \$38,784.20 = \$53,701.20 (2019/20)**

## 6 REVIEW

This policy will be reviewed by 31 March 2021.

## 7 APPLICATION OF ESD PRINCIPLES

This policy provides an incentive for economic growth of the City, while ensuring that projected system demands can be met.