

Author name: T. Hammond

Date of submission: Sunday, 7 October 2018

Submission: Submission in opposition to  
Central Coast Council Submission to IPART on Water, Sewerage and Storm Water Charges from 1st July 2019  
Terence and Rosalind Hammond

I have resided on a rural farmland property in the Central Coast District since 1955. My family have met the requirement to use rural 1A land for primary production initially as a Citrus orchard and currently as a Pecan Orchard.

We are opposed to the Central Coast Councils submission to IPART for the following reasons:

1. The magnitude of the proposed price increase for this group. This will represent approximately a 400% increase on our annual rates in one hit and a rates notice for approximately \$7400 (we are in the over 4.5 Hectare group) which in 2018 was approximately \$2000.
2. Many of the Somersby Plateau residents are long standing residents in their retirement years. We are self-funded retirees living on a modest income receiving no pensioner discount from council. This will cause financial hardship.
3. Council's limited consultative process has failed to obtain informed support by ratepayers with landholdings of 1-4.5 hectares who will be severely impacted by their proposal. We have only learnt of Council's submission through a posting on Facebook on the first of October 2018.
4. The 2,600 members of the public mentioned as being part of the consultation process, do not represent the majority of landholders and certainly not the group of landholders that the council acknowledges will be significantly impacted in by the implementation of this proposal.
5. Rural areas generally receive the lowest levels of storm water infrastructure as is the case for us.
6. They cannot argue we will have others costs reduced as we are not supplied with town water nor are we on town sewerage system

We urge IPART to reject Central Coast Council; submission for price increases as outlined in their submission.

8 October 2018



The Resident  
[REDACTED]  
SOMERSBY NSW 2250

Dear Sir / Madam,

**Assessment No:** [REDACTED] SOMERSBY NSW 2250

Council's submission to the Independent Pricing and Regulatory Tribunal (IPART) was lodged on 7 September 2018. IPART is the regulatory body responsible for setting prices for water supply, sewerage services and stormwater drainage on the Central Coast.

Central Coast Council is proposing to harmonise the prices it charges customers to ensure the costs of delivering water, sewerage and stormwater drainage services are consistent across the Central Coast. In relation to stormwater drainage, Council is proposing that:

- the residential stormwater drainage charge is reduced to \$110.77 per year
- **non-residential stormwater drainage charges will be based on land size ranging from \$110.77 for a non-residential property under 1,000 square metres to \$5,427 for a non-residential property greater than 45,000 square metres**
- **a non-residential Low Impact rate is available by customer application and assessment by Council**
- all rateable properties be levied the Stormwater Drainage Charge

Based on the proposed pricing framework, your non-residential property has been identified as having the potential to be significantly impacted by the proposed stormwater drainage charges. Refer to the table over the page containing the charges applicable to your property.

Currently, non-residential customers in the former Gosford Council have a flat rate charge of \$124.68 per year whereas non-residential customers in the former Wyong Council have a water meter based charge ranging from zero to \$12,832.09. This means that there is an overall difference in the way customers are charged for stormwater.

Council's proposal includes a non-residential stormwater drainage charge applied based on land size. This is considered a fairer approach as the volume of stormwater generated by a property is more closely related to the land size rather than the size of the water meter.



Wyong Office: 2 Hely St / PO Box 20 Wyong NSW 2259 | P 02 4350 5555

Gosford Office: 49 Mann St / PO Box 21 Gosford NSW 2250 | P 02 4325 8222

ask@centralcoast.nsw.gov.au | W www.centralcoast.nsw.gov.au | ABN 73 149 644 003

The proposal also includes a non-residential Low Impact rate of \$110.77 per year, which will be assessed following application to Council. The application process will consider the amount of built areas compared to natural areas and take into account on-site stormwater management measures including detention storages, rainwater tanks and farm-dams as well as stormwater treatment options such as vegetated swales.

Preliminary investigations indicate that many Farmland customers may be eligible for a Low Impact rate given the undeveloped nature of their properties and widespread use of farm dams. Council is currently undertaking a review of all Farmland properties with a view to streamlining the Low Impact assessment process for these customers.

IPART have invited public comment regarding the proposal by 12 October 2018. For information on further opportunities to have your say or to provide a submission, visit: [www.ipart.nsw.gov.au/Home/Industries/Water/Reviews/Metro-Pricing/Prices-for-Central-Coast-Council-from-1-July-2019](http://www.ipart.nsw.gov.au/Home/Industries/Water/Reviews/Metro-Pricing/Prices-for-Central-Coast-Council-from-1-July-2019)

Should you have any concerns regarding the IPART submission process or the due date for public comment, please contact IPART's Anthony Rush by telephoning [REDACTED] or Elina Gilbourn by telephoning [REDACTED].

Yours faithfully

A large black rectangular redaction box covering the signature of Jay Spare.

Jay Spare  
**Acting Senior Manager Roads Transport and Drainage**

Hi Everyone,

The Yarramalong Valley ratepayers were presented, with two days notice via a shop window, a face to face meeting with CCC staff and came away with incredibly alarming information on proposed changes to stormwater drainage fees which will impact, in the main, all the area west of the M1. So far, except for picking up on what the Yarramalong Valley is saying on their Facebook page, the CC Plateau community has had absolutely no notification.

In a nutshell, and apparently to lessen the impact of most CC ratepayers, this will only affect property owners with 1-4.5ha a \$1,716.96 charge, or a \$5,427.81 if you have over 4.5ha, around 2400 entities. The link is - <https://www.ipart.nsw.gov.au/Home/Industries/Water/Reviews/Metro-Pricing/Prices-for-Central-Coast-Council-from-1-July-2019>. Look for *Proposals and Consultations* and select the pricing item.

IPART has extended the submission period to Friday, October 19, but even so, that is a very short time frame to address an issue which will impact enormously on farmers west of the M1.

The CC Plateau Chamber of Commerce has contacted the Deputy Mayor, Chris Holstein, and the CEO, Gary Murphy. Chris has already replied and is seeking clarification from staff.

This email is to inform that work is being done on this issue and we will advise when clearer information is provided.

Go well  
Lorraine

Lorraine Wilson

Author name: T. Hammond

Date of submission: Wednesday, 17 October 2018

Submission: Submission in opposition to  
Central Coast Council Submission to IPART on Water, Sewerage and Storm Water Charges from 1st July 2019  
Terence and Rosalind Hammond

This email is to provide an addendum to our submission dated Sunday 7th October 2018

IPART reference: W18/2584

1. Thursday 11th October we received by mail a letter from the Central Coast Council which identified our property as having the potential to be significantly impacted by the proposed storm water drainage charges.

2. The letter dated Monday 8th October, received by us on the Thursday 11th October, informs us that IPART invited public comment by 12th October a very short time frame for those identified as likely to be significantly impacted. On Saturday 6th October we received a community notice to inform us that IPART had extended the submission to Friday October 19th which contradicted the IPART website on Sunday 7th October.

3. The submission shows little regard for the social and financial impact of the Central Coast Council proposal on the individuals it will significantly impact on.

We urge you to take into consideration the poor attempt by Central Coast Council to inform and gain support for their Storm water proposal prior to presenting their submission to your body.

Yours Sincerely Terence and Rosalind Hammond

Please find attached copies of the documents we are referring to.

8 October 2018



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[REDACTED]  
SOMERSBY NSW 2250

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Jay Spare  
**Acting Senior Manager Roads Transport and Drainage**

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