

Dear Sir/Madam:

We are making a submission concerning the proposed Stormwater Drainage Charges set out in Section 1.3 of Central Coast Council's submission.

Currently properties west of the M1 in the former Wyong LGA do not pay a stormwater drainage charge. These properties are rural properties that have no water or sewerage services and are required to provide on-site disposal of stormwater run-off. Council now proposes to charge these properties for stormwater drainage as it says that "the whole community benefits from the drainage network". We disagree as we receive no benefit from the Council's drainage network. There are no gutters or stormwater drains west of the M1 in the former Wyong LGA. **Accordingly, we submit that the definition of Drainage Area should not be extended to include these properties.**

We note that Council must first apply to the NSW Minister for Water to have the whole of the Central Coast LGA declared a Drainage Area under the Water Management Act 2000 as currently properties west of the M1 in the former Wyong LGA are not included. It seems premature for Council to make a submission to I-Part before they have applied to the NSW Minister of Water as an unfavourable decision from the Minister would have a major impact on Council's pricing model. **Accordingly, we submit that I-Part should not make a determination on the stormwater drainage charge at this time.**

In the event that the Minister does agree to extend the definition of Drainage Area to include properties west of the M1 in the former Wyong LGA, then **we submit that farmland should be excluded from the definition of non residential properties.**

In the event that farmland is not excluded from the definition on non-residential properties, we submit that the pricing proposed on page 12 of Council's submission is inappropriate for farmland. The proposed pricing for stormwater drainage for farms that do not use Council stormwater services is \$5427 p.a. for any property greater than 4.5 hectares. Given that the minimum size for a rural property under the Wyong LEP 2013 appears to be 20 hectares, all rural property would appear to be caught by the proposed \$5427 charge. **We submit that this charge is excessive and should be reduced to the price of a residential dwelling or low impact non-residential dwelling (i.e. \$110.77).**

Yours sincerely

