



CHARLESTOWN GOLF CLUB LIMITED

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Acting Chairman
Independent Pricing & Regulatory Tribunal
44 Market Street
SYDNEY NSW 2000

**Re - Review of maximum prices charged by
NSW Metropolitan Water Agencies from 1 July 2005 (ref 04/134)**

Dear Sir,

This Club wishes to make a submission in respect of service charges levied by the Hunter Water Corporation. The Club considers that the methodology adopted as a basis for fixed service charges is both unreasonable and discriminatory. The Club contends that such charges impose a financial penalty on premises such as ours which whilst requiring a very adequate and reliable water supply for emergency situations, nevertheless only use a relatively small amount of water for eventual discharge into the sewer.

Briefly, the situation as it affects this Club is as follows:-

1. This Club occupies an area of 58 Hectares with the bulk of that area occupied as a golf course. (Plan of site attached). The Club has constructed its own on site system of water storage from which it irrigates the greens, tees and fairways. The amount of water used for irrigation from these dams would form the bulk of the Club's total water consumption.
2. At its own expense, the Club installed a 50mm water pipeline from the Corporation's main on Hillsborough Road (marked A on plan) to the area occupied by and contiguous to the Club House.
3. The 50mm sized pipe was chosen for two very important reasons viz.
 - a) in the event of a major drought or a problem with Club's storage dams (e.g. a serious pollution spill) the Club would have the Corporation's supply available for selective use on our greens which require a reliable supply of water, and

- b) The Club is situated adjacent to a heavily timbered high fire risk area and an adequate supply of water will minimise the Club's vulnerability.

Put another way, had it not been for the above contingencies, a 20mm service from Hillsborough Road would have been adequate for the Club House etc.

4. The Club has run a 20mm pipe from our 50mm pipe to service the Club House and Pro Shop (shown B on plan) for eventual discharge into the Corporation's sewer main. (shown C on plan). Because of the topography of the site only a small area of our 58 Hectares is capable of (or required to be) serviced by the sewer main.

The annual water usage as measured by a private meter installed adjacent to the Club House is the same as that registered on the Corporation's meter viz. 4.5 to 5.0 KL per day with a 100% discharge factor, i.e. all of the Corporation's water is used by the Club House and Pro Shop only. The only time this was not the case was back in 1998/1999 during a severe drought and again when the Roads & Traffic Authority emptied our main dam during road works.

The Club requires the larger water service only for emergency situations as previously outlined. As you can appreciate, only about 16% of this large water capacity has anything to do with discharge to the sewer. Under the current system of charging, the Club is liable for an annual sewer service fee of almost \$3000 whereas residential or commercial premises on a 20mm water service are charged \$239 and \$478 respectively. On that point, one can only enquire why commercial premises pay double the residential rate when both have the same service.

As well as our situation, there must be other commercial premises (e.g. warehouses etc.) which are similarly penalised for having a large water main for e.g. fire fighting purposes and which use very little water that discharges to the sewer.

The Club considers that the review of charges being undertaken should note and rectify this anomaly. A cost structure with more emphasis on actual usage rather than a service fee based on potential usage would be far more equitable and more attuned to community concerns about the country's deteriorating water situation.

Yours faithfully,



LORRAINE BAGGS

Honorary Secretary

18/08/04

- c.c. i) Hunter Water Corporation
ii) Energy & Water Ombudsman NSW