

DEVELOPER INFORMATION SHEET

Water and Sewer Requirements for Development Applications

Below is general information on the Water and Sewer Section 307 requirements for Development Applications (DA's).

The Process

As a condition of development consent, the consent authority (Council) will require that satisfactory arrangements be made for the payment of contributions and the provision of services to the new development. To identify the appropriate arrangements, the developer will submit an application under Section 305 of the Water Management Act 2000.

The Section 305 Application Form can be found on Council's website:

http://www.gosford.nsw.gov.au/customer/forms/water_sewerage/

Upon receiving the Section 305 application Gosford City Council's Water and Sewer Development staff investigates the impact of the proposed development on its system. A Section 306 requirements letter is then issued outlining the charges and/or works that the developer must pay and/or construct for the development. When all the contributions/fees are paid, and works complete and passed by Council, then a Section 307 Certificate of Compliance will be issued.

Initially, enquiries can be made to Council's Water and Sewer Development Assessment Officer on phone 4325 8240.

What is a Developer Charge?

For Water and Sewer, a developer charge is the fee levied upon a development by Gosford City Council under the Water Management Act 2000 for water and sewer contributions. These charges are for Water Headworks and Sewer Augmentation/Distribution and are the means by which Gosford City Council recovers part of the cost of providing water and sewer infrastructure.

Development Servicing Plans (DSP)

As required by the Independent Pricing and Regulatory Tribunal IPART in their determination of October 2000, Council has prepared a number of DSP's that document the calculation of Developer Charges within the Gosford Local Government Area.

As well as including the developer charge and the assumptions used to calculate each charge, each DSP contains planning information, a schedule of DSP's within Gosford and each a plan of the DSP.

Calculation of Developer Charge

The developer charge is calculated using Net Present Value (NPV) methodology approved by IPART.

They are calculated by multiplying the rate per ET for the particular DSP by the number of Equivalent Tenements (ET's). One ET is based on a single residential zoned allotment.

ET's are calculated using the following table: "Criteria for Assessment of Equivalent Tenements".

A credit is applied for residential allotments that have contributed toward water and sewer and is currently serviced.

The rate per ET for the DSP is shown on the Council's website.

http://www.gosford.nsw.gov.au/customer/document_gallery/fees-charges/

CRITERIA FOR ASSESSMENT OF EQUIVALENT TENEMENTS			
CLASSIFICATION	REMARKS	ET PER UNIT	UNIT ADOPTED
RESIDENTIAL			
AGED - Ret.Village	up to 50m2	0.5(min)	Unit
	50m2 to 65m2	0.55	Unit
	65m2 to 80m2	0.6	Unit
	over 80m2	0.67(max)	Unit
CARAVAN PARK	(adopt.council 13.9.88)	0.67	Per site incl.tents,vans
HOSPITAL		4	Per 5 Beds
HOSTEL/BOARDING HOUSE		bed/4 + 1	Bed + staff
NURSING HOME	(19.5.87)	0.4	Per Bed
SUBDIVISION		1	Per Lot
UNITS	Units,Flats,Dual Occ.	0.67	Unit
BED & BREAKFAST	No additional ET's.	0	
COMMERCIAL			
BUS DEPOT	1 et for office/amenities only	1.5	with workshop
CAR WASH		1	
CAR REPAIR	Service Station	3	
FAST FOOD	Water service size	1.56	25mm
		2.56	32mm
		4	40mm
		6.25	50mm
HOTEL		16	1000 sq.metres of built up area
	Or 1ET + 1ET per 3 beds or 3 units		
LAUNDROMAT	No Headworks	1.2	Per Machine
LICENSED CLUBS	3 m2 per person	4	100 Persons
MOTEL		0.33	Per suite
OFFICES	Includes halls, etc.	40	Hectare
PANEL BEATING		100	Hectare
PROF CONSULTING	In house with domestic	0.5	Surgery
	In house no domestic	1	
	In commercial	40	Hectare
PUBLIC ENTERTAINMENT	Incl. bowling alleys, cinemas, gyms, skating rinks, squash courts, etc.	0.5	Per W.C. or Urinal
RESTAURANT		80	Hectare (seating only)
SHOP - SMALL	up to 250m2	1	Shop
SHOP - LARGE	over 250m2	40	Hectare
SHOW ROOM	In commercial	14	Per built up hectare
STABLES		140	Hectare
SWIMMING POOLS	In commercial	20	2515m3 - olympic pool
TAVERN		160	Hectare
TAXI BASE	At existing Service Station	1	ET
INDUSTRIAL			
FACTORY UNIT	average 3 employees/unit	0.125	Employees
MINI STORAGE BINS	No additional ET's	0	
WAREHOUSE	Unknown Use	45	Per built up hectare
	Dry Storage	14	Per built up hectare
	Non Dry Storage	70	Per built up hectare
PEOPLE			
COMMUNITY BUILDING	Amenities building, etc.	1	
CHURCH / CHAPEL		1 per 80	Based on seats
EMERGENCY SERVICES	fire stations, etc.	0.5	Per W.C. or Urinal
SCHOOL		3	Per 100 pupils
SPORTS FACILITY		1	Per 100 visitors
Where the above criteria are not considered appropriate, then the number of ET shall be based on Sydney Water Practice or PWD stand			
FILE :	P:\assessment officer\DSP 2006\EQUITENE.XLS		