

Dear Mr Spare,

Thank you for the invitation to residents for comment on Central Coast Council's (Council) submission to The Independent Pricing and Regulatory Tribunal (IPART).

Our family lives on a property that has "the potential to be significantly impacted by the proposed storm water drainage charges". As this property is greater than 45,000sqm (sitting on 45.31 hectares) the proposed storm water drainage charges will increase from \$124.68 per annum to \$5,427.81. This outrageous increase of 4,353% would have much more than a significant impact. It has already caused undue stress considering the nature of the increase as well as the way it has been delivered, being a notice in the mail three days prior to the closing of public comment to IPART.

I would like to state that Council does not supply this property, [REDACTED] with water, sewerage or storm water services. We:

- are self-sufficient in harvesting rain water
- have our own sewerage treatment, and
- appropriately deal with our stormwater through on farm facilities which include;
- two large dams
- water tanks
- minimal impervious surfaces
- a large portion of this property, 24 hectares, is untouched dense vegetation that Popran Creek flows through
- we do not have trade waste

All the "stormwater" or "environmental water" as it sustains the creek/river system, replenishes the water table and restores our water supplies is very well managed on this property. It is either harvested into water tanks, directed into dams or ends up in the ground water. With this in mind I can only assume this property would be applicable for the low impact rate, though that is only an assumption as your letter states that is to "be assessed following application to Council".

I would like to make note of the poor public relations on part of the council. Sending out a generic style letter with only an Assessment Number, no names and only three days prior to the original deadline for comment is unacceptable. This in no way fits with Council's "Good Governance and Great Partnership" aspirations nor its core value of collaboration. It has caused undue stress and worry for many people in the region. I question why there has been no prior notices in the mail or the local "Community News".

The Council is "proposing to harmonise the price it charges to customers". Where is the harmony in one land holder of 40 hectares on residential rates, paying a stormwater drainage charge of \$110.77 per annum, while his neighbour also a land holder of 40 hectares but on non-residential rates paying a \$5,427.81 per annum fee?

I would strongly disagree with the council that it 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". I believe that stormwater is more closely related to urban areas than well managed rural properties. This is due to the nature of the urban environment and its impervious surfaces such as roofs, roads and pavements replacing areas of vegetated growth. The stormwater runoff increases as the urban environment grows. Whereas the majority of rural properties must put

into place “stormwater” drainage systems to supply themselves with water for personal, agricultural and horticultural use which is taken very seriously, especially in these ever changing climatic conditions.

Summing up, Council’s proposal has been very poorly delivered. It did not duly notify residents that will suffer extreme financial ramifications, allowing them time to respond effectively. Our property is not provided with water, sewerage or stormwater services and we have our own “stormwater” management plan on the farm. Our “stormwater” does not impact on the council other than replenishing the very valuable ground water supply. This proposal does not explain its reason for the increase other than being “fairer” nor does it justify it. For these reasons, we strongly oppose council’s proposal.

Regards,

The residents

Richard, Annalisa, Declan and Ramani Keir