



67 Kurrajong Road, Kurrajong

Prices for Services

Draft for public display

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## Background:

The proposed local sewerage scheme will operate under network operator and retail licenses, if granted by the Minister for Water. Aquacell will have significant obligations under these licenses, including protection of public health and the environment under the Water Industry Competition Act (WICA). To meet these obligations, Aquacell covers its costs through collection of fees from those customers using the services we provide.

The scheme is anticipated to serve 35 residential lots when fully developed.

In the Kurrajong area, private sewerage schemes enable development of sustainable residential communities under the Water Industry Competition Act because:

- There is no reticulated sewer available from Hawkesbury Shire or Sydney Water;
- Septic tanks are no longer permitted for new dwelling approvals due to the potential for pollution;
- Single-dwelling aerated wastewater treatment systems are not typically permitted for residential blocks under 4000m<sup>2</sup>, due to the need for large areas of irrigation. Hence single-dwelling AWTS units are typically only approved for use in rural areas.
- Pump-out of sullage is a service provided by Hawkesbury Council in the Kurrajong residential area, however this service is no longer permitted for new dwellings, due to the potential for pollution. Existing dwellings are charged on a weekly or fortnightly basis depending on the volume of effluent generated by a property. Fees for sullage services are published on the Hawkesbury Shire website.

Therefore, subdivision of unsewered land in the Kurrajong area is only made possible with a WICA-licensed scheme. This includes a dedicated sewage treatment plant, sewerage reticulation and treated water management.

Aquacell adopts a policy of aligning its cost of operations to the neighbouring area, wherever practical. The relevant costs in the 67 Kurrajong Road development are those for sullage pump-out. This is because potential purchasers of a home in the 67 Kurrajong Road development may compare those costs to the surrounding area, when considering their purchase. Costs for the scheme cannot be compared to say, Sydney Water sewage charges, because Aquacell's costs must be spread across a small number of residential customers (a maximum of 35 in this case), whereas the public utilities achieve economies of scale by recovering costs across a much larger customer base.



**Proposed fee structure - 67 Kurrajong Road, Kurrajong**

Charge	Description	Frequency	Amount <sup>1</sup>
Connection fee	Initial charge. Includes registration and inspection of connection at property boundary and review of plumbing certificate for compliance by Aquacell	<b>One-off</b> , at time of connection of constructed dwelling, payable to Aquacell	\$1495.56
Re-inspection	Fee for return attendance by Aquacell	<b>If required</b> to re-inspect remedial works; or for failure by customer or customers representative to attend inspections at scheduled time	\$202.50 per reinspection
Council inspection	Inspection of private water scheme plumbing and drainage, if required by Hawkesbury Council	<b>Per inspection</b> , payable by owner to council	\$202.20 <sup>2</sup>
Service availability fee – <b>land only</b>	Commences from the date of property sale, <b>and ceases when house connection is made (see below)</b> . Prior to sale date, the fee is chargeable to the developer	Payable to Owners Association as part of strata fees, charged quarterly	\$1715 per lot per year
Usage fees – house connection	Applies once a property is connected to the scheme, and commences from the date of approval of Application for Connection OM-215 (draft attached).	Owners to pay to Owners' Association as part of strata fees, charged quarterly <sup>3</sup> .	<p><b>Normal use fee:</b> \$2,505.16 per year per dwelling if average volume/dwelling of sewage generated does not exceed normal household use of 450 litres/household per day.</p> <p>This fee is equivalent to Hawkesbury City Council fortnightly sullage pump-out charge</p> <p><b>Excess use fee<sup>4</sup>:</b> Total fee chargeable will be between</p>



			<p>\$2,505.16 and \$5,010.32 per year per dwelling if average volume/dwelling of sewage generated exceeds normal household use of 450 litres/household per day.</p> <p>This fee is equivalent to Hawkesbury City Council weekly sullage pump-out charge.</p>
Line blockage removal	Unblocking lines at downstream junction of property connection. (blockages within property boundary are the responsibility of lot owners).	One-off, at time of activity.	Charged to strata at cost

## Notes:

1. Fees are estimated based on 2020 figures, and will be adjusted at the time of connection. Amounts are based on 2020 estimated fees, and subject to annual review.
2. As per Hawkesbury City Council Operational plan 2020 v8 2020 charges, and adjusted as published by HCC.
3. Strata manager to pay to Aquacell monthly.
4. Normal use fee will be the standard amount set in the billing. Aquacell will review flow into plant and advise Strata Manager if excess use fee applies, on a quarterly basis.



## Application for Connection to an Aquacell Network

### Why do I need to apply?

Aquacell provides water, sewer and recycled water services. If your property is covered under our licensed area of operations, you will need to apply for a connection. This is so we can make sure you correctly connect to the network, and to help you understand the relationship with us as your licensed Water Network Operator and Retailer. This is also to ensure that relevant conditions of connection are met under the Water Industry Competition Act, NSW (2006).

### How do I apply to Connect?

When applying to connect to an Aquacell Water, Sewer or Recycled Water network, please complete Aquacell Form OM-220 and attach any accompanying instructions. The relevant form will be available on Aquacell's website once the scheme ready for connection.

Your application must be completed and approved prior to making a connection to any network infrastructure for which Aquacell is the Licensee under the Water Industry Competition Act (2006). All network connections must be approved in writing by Aquacell prior to it being made.

### When do I need to apply?

At least 60 days before you need to make any connection to the network. In fact, the earlier you apply, the better we can plan your connection. This way you potentially avoid complications or worse; any rectification work.

### What happens when I have lodged my application?

We will be in contact to clarify any details, advise you of any applicable fees, and arrange any applicable inspections.

Please note if we approve your application it does not absolve owners, builders, developers or any other party from complying with obligations they are required to meet under any other codes or standards, development application, or any statutory or regulatory requirements.

All applications must be accompanied by a copy of the NSW Fair Trading Notice of Work for Plumbing and Drainage Works. Within 21 days of the connection being made, a NSW Fair Trading Certificate of Compliance for Plumbing and Drainage, and a copy of the Sewer Service Diagram for the work must be supplied to Aquacell for our records.

### How do I pay my fees?

One-off fees are payable upon connection by the property owners to Strata Manager Acting for the Owners Corporation. Recurring fees are paid in equal amounts, quarterly by the property owners to the strata manager. The strata manager will collect and disburse the fees to Aquacell.

For further information, please contact Aquacell's customer service team on [sales@aquacell.com.au](mailto:sales@aquacell.com.au) or on 02 4721 0545