

**GOLDENFIELDS WATER COUNTY COUNCIL SPECIAL MEETING –  
MARCH 2006**

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**MINUTES of the MEETING of GOLDENFIELDS WATER COUNTY  
COUNCIL held at THE TEMORA SHIRE COUNCIL on  
WEDNESDAY, 22 MARCH 2006 at 10.10am.**

**PRESENT**

Cr. D. Bolte (Chair), Cr. C. Manchester, Cr. J. Macaulay, Cr. P. Speirs,  
Cr. D. Palmer, Cr. J. O'Brien, Cr. J. McGregor and Cr. D. Edwards.

**ALSO IN ATTENDANCE**

Mr. P. Wearne, General Manager and Mr. N. Nasser, Group Leader - Production  
and Distribution.

**A. APOLOGIES**

NIL

**B. CONFIRMATION OF MINUTES OF MEETING HELD ON  
FEBRUARY 23, 2006**

06/026 The Minutes of the Meeting held on February 23, 2006 having been circulated  
and read by the Members, were confirmed on the motions of Crs. Manchester and  
Speirs.

**C. BUSINESS ARISING FROM MINUTES**

NIL

**D. OTHER REPORTS**

**1. DRAFT DEVELOPER SERVICING PLANS**

Council will recall that it resolved (Minute 05/012) at its February 2005 meeting  
to engage John Wilson and Partners P/L (JWP) to prepare Draft Developer  
Servicing Plans for consideration. This process has now been completed and a  
copy of the draft is attached.

It is acknowledged that the reading of this document is a somewhat onerous task  
so in an effort to better explain the process that has been undertaken a brief  
Power Point presentation will be made at the meeting.

The process, as set out in the NSW Department of Energy, Utilities and  
Sustainability (DEUS) Developer Charges Guidelines takes into consideration  
the projected thirty year capital works program and calculates the amount  
Developers (or new connections) should pay towards the provision of new and/or  
improvement of existing infrastructure to meet the increased demand resulting  
from the development. It eliminates the cost of asset replacement and renewal  
which are theoretically expensed annually as depreciation.

The Executive Summary included in the Draft Developer Servicing Plan suggests  
that Council will opt to have either one or two distinct Developer Charges and  
that these will be phased in over a three year period. It also shows the level of  
cross subsidisation from existing customers for each option.

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By way of comparison, our neighbouring water authorities have undertaken this process with the following results:

Central Tablelands Water

DSP Name	Pre DSP Charge	Calculated Charge	Adopted Charge
Lake Rowlands	\$3,000	\$6,942	\$6,942 Over 3 yr phase-in

Riverina Water

DSP Name	Pre DSP Charge	Calculated Charge	Adopted Charge
Rand. Walbundrie	\$1800	\$45,261	\$3,300 Over 3 yr phase in
Humla and Morundah	\$1800	\$15,882	\$3,300 Over 3 yr phase
Collingullie and Oura	\$1800	\$11,292	\$3,300 Over 3 yr phase in
Tarcutta, Wagga Wagga and Woomargama	\$1800	\$4,274	\$3,300 Over 3 yr phase in

Some other Local Water Utilities (LWUs) within NSW who have recently undertaken the same process are listed in the table below:

Local Water Utility	Adopted Charge
Bega Valley Shire Council	\$10,400
Eurobodalla Shire Council	\$8,980
Macleay Water (Kempsey Shire Council)	\$7,468
Orange City Council	\$5,742 (2003/04 \$)
Parkes Shire Council	\$8,393 (2004/05 \$)
Richmond Valley Council	\$5,510 to \$800
Shoalhaven City Council	\$5,347

The process that is now required is:

1. Council resolve its preferred charging option for inclusion in the draft plan.
2. The Draft Developer Servicing Plan be placed on public display for at least thirty (30) working days during which time submissions will be received.
3. Council consider any submissions and resolve to adopt the plan (as amended)
4. The plan is implemented 1 July 2006.
5. The Draft DSP, submissions received, responses to those submissions and the final adopted DSP are sent to DEUS for registration.

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In considering the calculated developer contribution for our Retail area of \$13,590 (2006/07 \$) staff are of the view that were this to be adopted it would significantly stifle economic growth within our area and would be outside the ability to pay of the average residential customer. However the calculated developer contribution for our Bulk area of \$5,275 (2006/07 \$) is seen as reasonable as it still allows the bulk councils to levy their own DC applicable to their individual reticulation requirements.

It is suggested that option 2 in the Draft DSP be Councils preferred option and that the base amounts in the 2007/08 and 2008/09 years as depicted in the table below be increased by the CPI index applicable as at 31 December of the preceding year.

Type of Customer	2005/06	2006/07	2007/08	2008/09
Non-Reticulated	\$7,500	\$7,500	\$7,500	\$7,500 + CPI
Reticulated	\$2,000	\$4,000	\$6,000 + CPI	\$7,500 + CPI
Bulk	\$2,000	\$3,000	\$4,000 + CPI	\$5,275 + CPI

**Recommendation**

1. That Council adopt to have two (2) Draft Developer Servicing Plans, these being the GWCC Retail DSP and the GWCC Bulk DSP.
2. That the Developer Charge for the GWCC Retail DSP for Non-Reticulated consumers be set at \$7,500 for the 2006/07 and 2007/08 years and \$7,500 plus CPI for the 2008/09 year.
3. That the Developer Charge for the GWCC Retail DSP for Reticulated consumers be set at \$4,000 for the 2006/07 year, \$6,000 plus CPI for the 2007/08 year and \$7,500 plus CPI for the 2008/09 year.
4. That the Developer Charge for the GWCC Bulk DSP for each new equivalent tenement connected be set at \$3,000 for the 2006/07 year, \$4,000 plus CPI for the 2007/08 year and \$5,275 plus CPI for the 2008/09 year.
5. That the Consumer Price Index to be used in 2 to 4 above be that as at 31 December of the preceding year.
6. That the Draft Developer Servicing Plans (as amended) be placed on public display for comment in accordance with the NSW DEUS Developer Charges Guidelines for Water Supply, Sewerage and Stormwater, 2002

06/027 RESOLVED on the motion of Crs. Edwards and O'Brien that the recommendation be adopted.

**2. ARIAH PARK - ADDITIONAL STORAGE RESERVOIRS**

Council has allocated funds in the current budget to construct additional storage at Ariah Park to improve delivery of water to Ariah Park, Tara/Bectric and Ardlethan/Barellan areas.

The land adjoining the existing 20m\*15m pump and reservoir site is Crown Land and is leased to Mr Barry Fergusson. Whilst the family have no objection to Council acquiring a 75m x 75m allotment for the proposed reservoirs, a formal

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resolution of Council to compulsorily acquire the land is required before the Department of Lands can proceed with subdividing the 75m x 75m allotment from the original allotment.

**Recommendation**

That Council resolve to acquire the required 75m x 75m proposed reservoir site from Permissive Occupancy 1959/2.

06/028 RESOLVED on the motion of Crs. McGregor and Manchester that the recommendation be adopted

**3. STOCKINBINGAL-TEMORA PIPELINE REPLACEMENT PROJECT**

The existing 75 year old pipeline is generally within the Burley Griffin Way road reserve. Road widening together with the installation of the utilities of gas, electricity and telecommunications leaves insufficient clearance for the proposed new main, requiring that most of the new main be placed within private property. Contact with the 28 landowners through whose properties it is proposed to place the new main has generally been positive and acquisition of the required pipeline easements should proceed normally, however should this not be the case with all landowners, it is suggested that Council resolve where normal negotiation to acquire a pipeline easement is unsuccessful, then council proceeds to compulsorily acquire the those easements.

**Recommendation**

That where normal negotiations to acquire a pipeline easement fails, Council resolves to compulsorily acquire the required easement.

06/029 RESOLVED on the motion of Crs. McGregor and Manchester that the recommendation be adopted

**E. QUESTIONS & STATEMENTS**

Cr. O'Brien sought and was provided with information relating to the Barellan Reservoir.

Cr. Macaulay sought and was provided with information relating to the Survey that has been circulated within June.

**D. CLOSED SESSION *(If required)***

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There being no further business requiring the attention of the Council, the Meeting closed at 12.10pm.

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