

BEST PRACTICE SEWER PRICING

How does Council determine sewerage pricing?

The pricing system is based on water industry best-practice to ensure the fair distribution of the cost of providing services across the community, removing the occurrence of low users subsidising higher users, and to provide more appropriate usage indicators to enable you to manage your water usage more efficiently.

For residential customers, best-practice sewerage pricing involves a uniform annual sewerage charge that is included on the property's rates notice. The uniform bill is based on the estimated volume of sewerage discharged from all residential customers that ensures that collectively, residential customers meet an equitable share of the cost of the sewerage system.

For non-residential customers, a quarterly invoice is issued that includes a sewer usage charge based on the estimated volume discharged to the sewerage system, together with an access charge based on the water meter size of each connection used on the property.

Non-Residential sewerage pricing

How does council calculate the amount of sewerage discharged from my property?

The volume of sewage discharged to the sewerage system is determined by applying a discharge factor to the amount of water used at the property. The sewer usage charge is calculated using the formula below:

Water usage x discharge factor x consumption rate

What is a Sewerage Discharge Factor (SDF)?

A sewerage discharge factor represents the percentage of the metered water consumption, which is discharged to the sewerage system from a non-residential property. The discharge factor is multiplied by the amount of water used, as measured by your water meter, to give the amount of sewage. Examples of sewerage discharge factors for selected business activities is shown below:

Business Activity	SDF
Bakery	0.95
Butcher	0.95
Day Care Centre	0.95
Dental/Medical Centre	0.95
Hairdresser	0.95
Hotel	0.95
Takeaway Food Outlets/Restaurants	0.95
Shopping Centre	0.85
Supermarket	0.95
Vehicle wash	0.95
Veterinary	0.85

The above table of sewerage discharge factors has been derived from the NSW Department of Water and Energy Liquid Trade Waste Regulation Guidelines 2009.



What if I do not agree with the discharge factor allocated to my business?

If you feel that your discharge factor does not reflect your property's discharge to sewer, you can complete an application form for your discharge factor to be reviewed. The form for the application for variation of sewer discharge factor can be found on Council's website or contact Council on 1300 292 442.

Do sewer charges apply to vacant land?

Sewer charges apply to all properties (Residential & Non-Residential) within 75m of a Council sewer main that has the ability to connect.

Minimum Charge Accounts

In accordance with Best Practice Pricing, the non-residential sewer charge must not be less than the residential sewer charge. On a quarterly basis, all non-residential properties will receive at least the equivalent of the quarterly residential sewer charge.

Liquid Trade Waste Customers

Liquid trade waste charges apply to those businesses with liquid trade waste agreements (TWA/B/C). Liquid trade waste charges will be included on the invoice with your sewer usage and access/s charges.

How is the income generated from sewer charges used?

Sewer charges are used to fund the following activities:

- The collection and treatment of sewage
- Ongoing maintenance of the sewerage system and treatment plants
- Reserves allocated towards major system development work such as treatment plant upgrades and renewals

Further enquires

For further information please contact Council on 1300 292 442.

