



CLIENTS | PEOPLE | PERFORMANCE

Wellington Council

DEVELOPMENT SERVICING
PLAN No. 1

WELLINGTON COUNCIL

February 2006



Contents

1.	INTRODUCTION	2
2.	ADMINISTRATION	3
2.1	Name of Development of Servicing Plan	3
2.2	Land to Which This Plan Applies	3
2.3	Date of Commencement of Plan	3
2.4	How will the DSP be applied?	3
2.5	Reviewing/Updating of Calculated Developer Charges	5
2.6	Reticulation Works	5
2.7	Payment for Developer Charges	5
2.8	Refunds	5
2.9	Works in Kind	6
2.10	Developments Outside the Development Servicing Areas	6
3.	DEMOGRAPHIC AND LAND USE PLANNING INFORMATION	7
3.1	Growth Projections	7
3.2	Land Use Information	8
4.	WATER SUPPLY AND SEWERAGE INFRASTRUCTURE	9
4.1	Estimates of Capital Costs	9
4.2	Timing of Works & Expenditure	9
5.	STANDARDS OF SERVICE	10
5.1	WATER SUPPLY	10
5.2	SEWERAGE	10
6.	DESIGN PARAMETERS	11
6.1	Water Supply	11
6.2	Sewerage	11
7.	CALCULATED DEVELOPER CHARGES	12
7.1	Background	12
7.2	Service Areas	12
7.3	Summary	13
7.4	Capital Charge	13



7.5	Reduction Amount	14
7.6	Reviewing/Updating of Calculated Developer Charges	14
7.7	Reticulation Works	14
7.8	Cross-subsidy	14
8.	REFERENCE DOCUMENTS	15
9.	OTHER DSPs AND RELATED PLANS	16
9.1	Development Servicing Plans	16
9.2	Section 94 Plans	16

Table Index

TABLE 1 – GROWTH PROJECTIONS FOR WELLINGTON COVERED BY DSP	7
TABLE 2 – GROWTH PROJECTIONS FOR GEURIE COVERED BY DSP	7
TABLE 3 – GROWTH PROJECTIONS FOR MUMBIL COVERED BY DSP	8
TABLE 4. SERVICE AREA	12
TABLE 5 DEVELOPER CHARGES	13

Appendices

- A Developer Charge Model
- B Developer Charge Model



EXECUTIVE SUMMARY

This Development Servicing Plan (DSP) covers water supply and/or sewerage developer charges in relation to the development areas within the Wellington Council Local Government Area (LGA).

This Development Servicing Plan has been prepared in accordance with the *Developer Charges Guidelines for Water Supply, Sewerage and Stormwater (2002)* issued by the Minister for Land and Water Conservation, pursuant to Section 306(3) of the *Water Management Act 2000*.

The area covered by this DSP is described in Section 2.2 and the existing and proposed works serving the area shown in Section 4.

Timing and expenditures for works serving the area's covered by the DSP are also shown in Section 4.

Standards of service to be provided in the DSP area's are summarised in Section 5.

The water supply and sewerage developer charges for the area's covered by this DSP have been calculated as follows:

DSP	Description	Developer Charge (\$ per ET)
A	Wellington Water Supply	3,735
B	Geurie Water Supply	8,311
C	Mumbil Water Supply	1,541
D	Wellington Sewerage	1,314
E	Geurie Sewerage	3,467
F	Mumbil Sewerage	3,035

Developer charges relating to this DSP will be reviewed after a period of 5 to 6 years.

In the period between any reviews, developer charges will be adjusted annually on the basis of the movements in the CPI for Sydney, excluding the impact of GST.

The developer shall be responsible for the full cost of the water supply and/or sewerage design and construction of reticulation works to and within subdivisions.



1. INTRODUCTION

Section 64 of the *Local Government Act 1993* enables a local government council to levy developer charges for water supply, sewerage and stormwater. This derives from a cross-reference in that Act to Section 306 of the *Water Management Act 2000*.

A Development Servicing Plan (DSP) is a document that details the developer charges to be levied on development areas utilising Wellington Shire Council's water and sewer infrastructure.

This DSP covers water supply and sewerage developer charges in regard to development areas served by Wellington Shire Council (WSC).

This DSP has been prepared in accordance with the *Developer Charges Guidelines for Water Supply, Sewerage and Stormwater* (December 2002) issued by the Minister for Land and Water Conservation, pursuant to section 306 (3) of the *Water Management Act 2000*.

This DSP supersedes any other requirements related to water supply and/or sewerage developer charges for the area covered by the DSP. This DSP takes precedence over any of Councils Codes or Policies where there are any inconsistencies relating to water supply and/or sewerage developer charges.



2. ADMINISTRATION

2.1 Name of Development of Servicing Plan

This DSP is known as Wellington Council Development Servicing Plan No.1.

2.2 Land to Which This Plan Applies

This DSP applies to all land within the Wellington Council LGA that is within the existing and proposed service areas of the urban areas of Wellington, Geurie and Mumbil as illustrated in **Figure 1** (LGA Area) and **Figures 2 – 7** (Wellington, Geurie & Mumbil water and sewer areas).

2.3 Date of Commencement of Plan

Council adopted this DSP on the _____ 2006.

The DSP came into effect on the _____ 2006.

This Plan will apply to all Development Applications determined on or after the date the Plan came into effect.

This Plan will also apply to existing development approvals that have water supply and/or sewerage developer charges outstanding.

2.4 How will the DSP be applied?

In determining a Development Application, Council may impose a condition of consent requiring payment of a monetary contribution in accordance with the provisions of this DSP, known as a developer charge.

The condition of development consent will outline the developer charge amount payable in monetary terms at the time the consent is issued. However, conditions of consent shall advise that the Developer Contributions will be at that rate which applies at the time of payment. Therefore the rate may increase from time of issue of the development consent through indexation or through the replacement or review of this DSP.

The developer charge is the cost per Equivalent Tenement (ET) within the relevant water and/or sewerage infrastructure. An ET is the equivalent demand or loading from a standard residential dwelling.

The developer charge payable for connection to the respective water and/or sewerage system is thus:

$$\boxed{\text{Assessed Demand or Loading (ET) x Developer Charge (\$/ET)}}$$

In order to assess the developer charge applicable to a specific development, it is necessary to assess the demand/loading (in ET terms) that the proposed development will place on the relevant water and/or sewerage systems.

For the case of a development involving the creation of additional residential lots, this is a relatively simple process. The additional demand or loading created by the development is the number of additional lots. The process is illustrated in the following example.



Example A

The developer charge for a water supply system is determined to be \$2,000/ET, and for sewerage \$4,500/ET. Council receives an application to connect a proposed subdivision, which will create an additional 15 residential lots.

The developer charge for water is: 15 ET x \$2,000/ET = \$30,000
The developer charge for sewerage is: 15 ET x \$4,500/ET = \$67,500
Total Section 64 developer charge is \$97,500

The process of assessing the demand or loading of a potential development can be more complex if the development contains non-residential elements. For this case it is necessary to estimate the number of standard residential dwellings required to generate an equivalent demand or loading to the proposed non-residential development.

In order to assist with the assessment of water and/or sewer demand, general guidelines can be obtained from the *Water Supply Investigation Manual* (1986) and the *Manual of Practice: Sewer Design* (1984). Both documents were originally prepared by the Public Works Department of NSW and are now managed by Department of Energy, Utilities and Sustainability (DEUS) of NSW.

The process of determining a developer charge for a non-residential development, using these guidelines is illustrated in the following example.

Example B

The developer charge for a water supply system is determined to be \$2,000/ET, and for sewerage \$4,500/ET. Council receives an application to connect a proposed office building to the water and sewerage systems.

The expected annual water demand for the proposed office building is 2,000 kL. The average annual demand for a standard residential lot is 200 kL. Hence the assessed water demand for the restaurant is $2,000/200 = 10$ ET.

The proposed office building will be a single floor building with a floor area of 500 m² (0.5 Ha). The assessed loading for a commercial development is 10 ET/built-up Ha. Hence the assessed sewerage loading for the office building is 5 ET.

The developer charge for water is: 10 ET x \$2,000/ET = \$20,000
The developer charge for sewerage is: 5 ET x \$4,500/ET = \$22,500
Total Section 64 developer charge is \$44,500



Wellington Shire Council recognises that the guidelines are general and cannot practically be applied to all development applications. Some developments will not 'fit' a category in the guidelines. Also data required to assess the demands/loadings will not always be available at the time of application (i.e. the expected annual water consumption).

For this reason Council accepts that a proportion of applications will be assessed on individual merit. Council will determine a demand/loading for the development using the best available data. The Engineer retains discretion to assess an application on its merits and in situations requiring conflict resolution; discretion also remains with the Director of Technical Services.

With some industrial and commercial development there is an option of metering consumption and discharge for a period of time after calculating charges and later adjusting the charge once actual consumption and discharge is known.

If a Developer disagrees with Council's assessment, it is the responsibility of the Developer to demonstrate that there is an improved assessment.

2.5 Reviewing/Updating of Calculated Developer Charges

Developer charges relating to this DSP will be reviewed after a period of 5 to 6 years.

In the period between any review, developer charges will be adjusted on 1 July each year on the basis of movements in the CPI for Sydney, in the preceding 12 months to December, excluding the impact of GST.

Developer charges will be those charges determined by Council from time to time and will be published in Council's Annual Fees and Charges.

2.6 Reticulation Works

The developer shall be responsible for the full cost of the design and construction of water supply and/or sewerage reticulation works from the existing reticulation pattern, to and within subdivisions.

2.7 Payment for Developer Charges

Payment of development charges must be finalised at the following stages

- ▶ Development consents involving subdivisions prior to issue of the Subdivision Certificate;
- ▶ Development consents involving building work prior to issue of the Construction Certificate; and
- ▶ Development consents where no Construction Certificate is required at the time of consent, or prior to the commencement of the approved development as a maybe determined by Council.

2.8 Refunds

Wellington Council does not anticipate that refunds of developer charges will be made unless the developer charges have been paid in respect of a development consent that has lapsed and the funds have not been allocated/expended on the projects identified in the DSP's work schedule.



2.9 Works in Kind

"Works in kind" involves the construction or provision of infrastructure that has been identified in the works schedule contained in the DSP in lieu of full or part payment of a contribution relating to that section of the plan.

The decision to accept "works in kind" contributions will be at the discretion of Council. Factors that Council will take into consideration include:

- ▶ The extent to which the "works in kind" satisfies an item identified on the works program;
- ▶ Whether the payment of contribution in accordance with the provisions of the DSP is unreasonable or unnecessary in the circumstances of the case;
- ▶ Whether the "works in kind" contribution will prejudice the timing or manner of the provision of the services for which the contribution is required; and
- ▶ The value of "works in kind."

2.10 Developments Outside the Development Servicing Areas

Development areas outside the identified DSP Areas, which are to be developed during the term of this policy and have no detailed DSP (and require water supply and/or sewerage services), will be subjected to a separate DSP. The developer shall be responsible for the preparation cost of this DSP.



3. DEMOGRAPHIC AND LAND USE PLANNING INFORMATION

3.1 Growth Projections

Growth projections for population and number of Equivalent Tenements (ET's) are shown Tables 1 - 3 below. These projections are from the present year to 2036, which is Council's current planning horizon.

TABLE 1 – GROWTH PROJECTIONS FOR WELLINGTON COVERED BY DSP

Period	Total Population at end of period	Increase in Equivalent Tenements	Total Number of ET's at end of period
2006-2011	5,000	150	2,500
2011-2016	5,402	228	2,728
2016-2021	5,672	137	2,865
2021-2026	5,956	174	3,039
2026-2031	6,253	151	3,190
2031-2036	6,566	160	3,350

TABLE 2 – GROWTH PROJECTIONS FOR GEURIE COVERED BY DSP

Period	Total Population at end of period	Increase in Equivalent Tenements	Total Number of ET's at end of period
2006-2011	850	38	338
2011-2016	936	42	380
2016-2021	963	48	428
2021-2026	1,012	54	482
2026-2031	1,058	60	542
2031-2036	1,105	69	611



TABLE 3 – GROWTH PROJECTIONS FOR MUMBIL COVERED BY DSP

Period	Total Population at end of period	Increase in Equivalent Tenements	Total Number of ET's at end of period
2006-2011	225	5	114
2011-2016	235	5	119
2016-2021	250	6	125
2021-2026	257	5	130
2026-2031	269	6	136
2031-2036	280	7	143

Projected ET growth for the areas covered by individual DSP's are provided in Appendix A and B as part of the calculations of the capital charge.

3.2 Land Use Information

This Development Servicing Plan should be read in conjunction with *Wellington Local Environment Plan 1995*.



4. WATER SUPPLY AND SEWERAGE INFRASTRUCTURE

This Plan levies developer charges towards the cost of providing water supply and/or sewerage infrastructure to service new development. This infrastructure includes the value of both existing and future assets servicing the development areas.

Works covered by this DSP include but are not limited to:

Water

- ▶ Distribution of Trunk Mains;
- ▶ Water Pumping Stations;
- ▶ Water Reservoirs; and
- ▶ Water Treatment.

Sewerage

- ▶ Distribution of Trunk Mains;
- ▶ Sewerage Pumping Stations
- ▶ Sewerage Treatment Work; and
- ▶ Wastewater Disposal including reclaimed water disposal.

The existing and proposed water supply infrastructure serving the areas covered by this DSP is shown in **Figures 2 – 4**.

The existing and proposed sewerage infrastructure serving the areas covered by this DSP is shown in **Figures 5 – 7**.

4.1 Estimates of Capital Costs

The estimated cost of works serving the area covered by this DSP is shown in **Appendix A** (Water Supply) and **Appendix B** (Sewerage).

4.2 Timing of Works & Expenditure

The timing and expenditure for work serving the areas covered by this DSP is shown in Appendix A (Water Supply) and Appendix B (Sewerage).



5. STANDARDS OF SERVICE

System design and operation are based on providing the following standards of service.

5.1 WATER SUPPLY

- ▶ Treated water to 1996 NHMRC/ARMCANZ Australian Drinking Water Guidelines 98% of the time.
- ▶ Minimum water pressure of 12 metres at the property boundary for at least 90% of properties.
- ▶ Water quality complaints less than 10 per 1,000 connected properties per annum.
- ▶ Nil unplanned interruptions greater than 6 hours.
- ▶ Nil programmed interruptions greater than 12 hours.
- ▶ Water restrictions applying for not greater than 10% of the time on average.

5.2 SEWERAGE

- ▶ Sewerage effluent meeting Department of Environment and Conservation (formerly the EPA) 90 Percentile License Limits (BOD, SS Total N, NH₃N, Oil and Grease, Total P, Faecal Coliforms).
- ▶ All sewer chokes removed and service restored within 8 hours.
- ▶ Sewer overflows to the environment less than 5 per 100km of mains per year.
- ▶ Odour complaints less than 1 per 1000 properties per year.



6. DESIGN PARAMETERS

6.1 Water Supply

Investigation and design of water supply system components is based on the *Water Supply Investigation Manual (1986)*. This Manual was prepared by NSW Public Works and is now managed by DEUS.

6.2 Sewerage

Investigation and design of sewerage system components is based on the *Manual of Practice: Sewer Design (1994)* and the *Manual of Practice: Sewage Pumping Station Design (1986)*. These manuals were prepared by NSW Public Works and now managed by the DEUS.



7. CALCULATED DEVELOPER CHARGES

7.1 Background

The developer charges calculation is based on the net present value (NPV) approach adopted by IPART for the four major water utilities. The fundamental principle of the net present value approach is that the investment in assets for serving a development area is fully recovered from the development. The investment is recovered through up-front charges (i.e. developer charges) and the present value (PV) of that part of annual bills received from the development in excess of operation, maintenance and administration (OWA) costs.

The basic developer charge calculation formula is thus:

$$\text{DEVELOPER CHARGE} = \text{CAPITAL CHARGE} - \text{REDUCTION AMOUNT}$$

The calculation of the capital charge and the reduction amount are further discussed in Sections 7.4 and 7.5.

7.2 Service Areas

Developer charges were initially calculated for a number of different services within the Wellington Shire Council. As a guideline to determine different services separate small towns and villages should be considered a separate service area.

The results in the adoption of these service areas are detailed in the Table 4 below.

TABLE 4. SERVICE AREA

DSP	Service Area	Figure
A	Wellington Water Supply	2
B	Geurie Water Supply	3
C	Mumbil Water Supply	4
D	Wellington Sewerage	5
E	Geurie Sewerage	6
F	Mumbil Sewerage	7



7.3 Summary

The developer charges for the area covered by this DSP are summarised in Table 5:

TABLE 5 DEVELOPER CHARGES

DSP	Description	Capital Charge (\$ per ET)	Reduction Amount (\$ per ET)	Calculated Developer Charge (\$ per ET)	Adopted Developer Charge (\$ per ET)
A	Wellington Water Supply	8,647	1,176	7,470	3,735
B	Geurie Water Supply	12,764	-3,858	16,622	8,311
C	Mumbil Water Supply	443	-2,638	3,082	1,541
D	Wellington Sewerage	3,581	953	2,628	1,314
E	Geurie Sewerage	3,552	-3,382	6,934	3,467
F	Mumbil Sewerage	7,340	1,270	6,069	3,035

These amounts (rounded to the nearest dollar) have been calculated on the basis of the capital charges and reduction amounts as shown in Section 7.3 – 7.4 less a 50% reduction as directed by WSC.

7.4 Capital Charge

The capital charge is calculated in a spreadsheet model comprising a number of separate but linked worksheets.

The initial pro-rata of asset costs occurs in the 'Existing Asset' and 'Future Asset' worksheets, where the assets constructed in each year, and their costs, are tabulated prior to being referred to the 'Asset Schedule' spreadsheet. The 'Asset Schedule' spreadsheet separates the total asset costs for each year into pre-1996 assets and post-1996 assets. The separated total costs are then referred to the 'Capital Charge' spreadsheet. The following formula is then applied to the pre 1996-assets and post-1996 assets to calculate the net present value charge:

$$\text{NPV(CAPITAL CHARGE)} = \text{NPV(SUM OF ASSET COSTS)} / \text{NPV(SUM OF INCREMENTAL ETs)}$$

The developer charges have been calculated with a proposed capital works cut-off year of 2011 and real discount rates of 3%, 7% and 7% for pre 1996 assets, post 1996 assets (including future works) and the reduction amount respectively. The capital charge calculations are contained in Appendix A (Water Supply) and Appendix B (Sewerage).



7.5 Reduction Amount

Council has adopted the NPV of Annual Charges method to calculate the Reduction Amount. The reduction amount (or operating surplus) is determined as the difference between the operating revenue arising from a DSP area and the operating, maintenance and administration costs for that area per ET. Current total revenues and costs for each system were used to project values for the 30-year forecast horizon (i.e. until 2036). The reduction amount calculations are contained in Appendix A (Water Supply) and Appendix B (Sewerage).

7.6 Reviewing/Updating of Calculated Developer Charges

Developer charges relating to this DSP will be reviewed after a period of 5 to 6 years.

In the period between any review, developer charges will be adjusted on 1 July each year on the basis of movements in the CPI for Sydney, in the preceding 12 months to December, excluding the impact of GST.

7.7 Reticulation Works

The developer shall be responsible for the full cost of the design and construction of water supply and/or sewerage reticulation works to and within subdivisions.

7.8 Cross-subsidy

The cross subsidy will be determined following the adoption of the developer charge for each DSP area.



8. REFERENCE DOCUMENTS

Background information and calculations relating to this DSP are contained in the following documents:

- ▶ Department of Land Water Conservation, 2002, *Developer Charges Guidelines for Water Supply, Sewerage and Stormwater*;
- ▶ Wellington Council, 2005, *Wellington Section 94 Contributions Plan 2005*;
- ▶ Department of Energy, Utilities and Sustainability, 2004, *Best-Practice Management of Water Supply and Sewerage*.

These documents contain detailed calculations for the capital charge and reduction amount, including asset commissioning dates, size/length of assets, MEERA valuation of assets, and financial modelling for calculation of reduction amounts. These documents can be reviewed in Councils offices by appointment.

To review the documents, please contact Council's Technical Services Department on 02 68401729.



9. OTHER DSPs AND RELATED PLANS

9.1 Development Servicing Plans

DSP No. 1 – Wellington Shire Council

9.2 Section 94 Plans

Wellington Shire Council – Section 94 Contributions Plans 2005



Appendix A
Developer Charge Model

Water Supply System

GHD

Wellington Shire Council
Developer Services Charge - Geurie Water
22/12629

www.ghd.com.au

Tel. Fax.

Summary of Charges

Catchment Geurie Water System

1.0 INPUT DATA

YEAR OF CALCULATION 2006

DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED BEFORE 1 JANUARY 1996 : 3%
DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED ON OR AFTER 1 JANUARY 1996 : 7%
DISCOUNT RATE (pa) FOR EXPECTED NET REVENUES AND COSTS : 7%

2.0 RESULTS

CAPITAL CHARGES - TREATMENT (per ET)	\$12,764
OPERATING SURPLUS (per ET)	-\$3,858

TOTAL DEVELOPER CHARGE per ET	\$16,622
--------------------------------------	-----------------

GHD

Wellington Shire Council
 Developer Services Charge - Geurie Water
 22/1/2006

www.ghd.com.au

Tel. Fax.

Calculation of Capital Cost

Catchment Geurie Water System

Year of Calculation 2006

Assumptions

DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED BEFORE 1 JANUARY 1996 : 3%
 DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED ON OR AFTER 1 JANUARY 1996 : 7%
 DISCOUNT RATE (pa) FOR PROPOSED FUTURE ASSETS : 7%

Existing Assets (Pre 1996)

Year	Recoupable Capital Expenditure (MEERA \$)	Annual ET Take-up (ET)
1996	2,427,133	79
1997		6
1998		6
1999		6
2000		6
2001		7
2002		16
2003		17
2004		19
2005		20
2006		22
2007		7
2008		7
2009		8
2010		8
2011		8
2012		8
2013		8
2014		8
2015		9
2016		9
2017		9
2018		9
2019		10
2020		10
2021		10
2022		10
2023		11
2024		11
2025		11
2026		11
2027		12
2028		12
2029		12
2030		12
2031		13
2032		13
2033		13
2034		14
2035		14
2036		14
NPV CHARGE (\$/ET)		7454

Existing Assets (Post 1996)

Year	Recoupable Capital Expenditure (\$)	Annual ET Take-up (ET)
1996	0	79
1997	0	6
1998	0	6
1999	0	6
2000	0	6
2001	0	7
2002	0	16
2003	0	17
2004	0	19
2005	0	20
2006	0	22
2007	0	7
2008	0	7
2009	0	8
2010	0	8
2011	0	8
2012	0	8
2013	0	8
2014	0	8
2015	0	9
2016	0	9
2017	0	9
2018	0	9
2019	0	10
2020	0	10
2021	0	10
2022	0	10
2023	0	11
2024	0	11
2025	0	11
2026	0	11
2027	0	12
2028	0	12
2029	0	12
2030	0	12
2031	0	13
2032	0	13
2033	0	13
2034	0	14
2035	0	14
2036	0	14
NPV CHARGE (\$/ET)		0

Future Assets

Year	Recoupable Capital Expenditure (\$)	Annual ET Take-up (ET)
1996	0	
1997	0	
1998	0	
1999	0	
2000	0	
2001	0	
2002	0	
2003	0	
2004	0	
2005	0	
2006	0	22
2007	0	7
2008	0	7
2009	0	8
2010	0	8
2011	2,000,000	8
2012	0	8
2013	0	8
2014	0	8
2015	0	9
2016	0	9
2017	0	9
2018	0	9
2019	0	10
2020	0	10
2021	0	10
2022	0	10
2023	0	11
2024	0	11
2025	0	11
2026	0	11
2027	0	12
2028	0	12
2029	0	12
2030	0	12
2031	0	13
2032	0	13
2033	0	13
2034	0	14
2035	0	14
2036	0	14
NPV CHARGE (\$/ET)		5310

TOTAL NPV CAPITAL WORKS CHARGE per ET

\$12,764

YEAR OF CALCULATION 2006

ET PROFILE (1971-2036)

Time step (years)	1969	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031	2036
Historical Population data	268	272	281	290	317	413	468	549							
GR % p.a		0.65	0.65	0.65	1.80	5.43	2.53	3.24	7.9	2.4	2.4	2.4	2.4	2.4	2.4
Population density (Occupancy Rate)	2.76	2.76	2.71	2.66	2.64	2.75	2.67	2.88							
Increase/Decrease in density	1.00	1.00	0.98	0.98	0.99	1.04	0.97	1.00							
ET															
Projections															
Regression Analysis	95	96	101	106	117	149	174	205	300	338	380	428	482	542	611

Year	1969	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031	2036
Adopted Total ETs	95	96	101	106	117	149	174	205	300	338	380	428	482	542	611
Growth Rate (%p.a)		0.6	1.0	1.0	2.0	4.9	3.2	3.3	7.9	2.4	2.4	2.4	2.4	2.4	2.4

Calculation Year ET 300
EP 780
Ratio 0.38

total income 71000
total cost 179000

Total Cost (\$) 179000
Income per ET (\$) 237
Cost per ET (\$) 597

Calculation of Operating Surplus

Year	Incremental Demand (ET)	Cum. Total Demand (ET)	Income	Cost	Surplus Cum Surplus
2006	22	300	\$ 5,198	\$ 13,106	\$ 7,907
2007	7	307	\$ 1,704	\$ 4,296	\$ 10,499
2008	7	314	\$ 1,745	\$ 4,399	\$ 13,154
2009	8	322	\$ 1,787	\$ 4,505	\$ 15,871
2010	8	330	\$ 1,830	\$ 4,613	\$ 18,655
2011	8	338	\$ 1,874	\$ 4,724	\$ 21,505
2012	8	346	\$ 1,919	\$ 4,837	\$ 24,423
2013	8	354	\$ 1,965	\$ 4,953	\$ 27,411
2014	8	362	\$ 2,012	\$ 5,072	\$ 30,471
2015	9	371	\$ 2,060	\$ 5,194	\$ 33,605
2016	9	380	\$ 2,109	\$ 5,318	\$ 36,814
2017	9	389	\$ 2,160	\$ 5,446	\$ 40,099
2018	9	399	\$ 2,212	\$ 5,577	\$ 43,464
2019	10	408	\$ 2,265	\$ 5,710	\$ 46,909
2020	10	418	\$ 2,319	\$ 5,847	\$ 50,437
2021	10	428	\$ 2,375	\$ 5,988	\$ 54,050
2022	10	438	\$ 2,432	\$ 6,131	\$ 57,749
2023	11	449	\$ 2,490	\$ 6,279	\$ 61,538
2024	11	459	\$ 2,550	\$ 6,429	\$ 65,417
2025	11	471	\$ 2,611	\$ 6,584	\$ 69,389
2026	11	482	\$ 2,674	\$ 6,742	\$ 73,457
2027	12	493	\$ 2,738	\$ 6,903	\$ 77,622
2028	12	505	\$ 2,804	\$ 7,069	\$ 81,887
2029	12	517	\$ 2,871	\$ 7,239	\$ 86,254
2030	12	530	\$ 2,940	\$ 7,412	\$ 90,727
2031	13	542	\$ 3,011	\$ 7,590	\$ 95,306
2032	13	555	\$ 3,083	\$ 7,773	\$ 99,996
2033	13	569	\$ 3,157	\$ 7,959	\$ 104,798
2034	14	582	\$ 3,233	\$ 8,150	\$ 109,716
2035	14	596	\$ 3,310	\$ 8,346	\$ 114,751
2036	14	611	\$ 3,390	\$ 8,546	\$ 119,907

NPV Operating Profit (Loss) per ET -\$3,858

Existing Assets

Catchment Geurie Water System

Year of Calculation 2006

Geographic	Description	Asset Type	Asset Status	Date Capitalised	Capital Cost	MEERA Value	% Recoverable	Recoverable MEERA Value	Calendar Year
	River Intake (1.2ML)		Augment	01-Jan-94	\$25,000.00	\$28,750.95	100.00	28,751	1994
	200mm trunk rising main		Upgrade	01-Jan-94	\$360,000.00	\$414,013.71	100.00	17,803	1994
	filtration plant		Augment	01-Jan-94	\$1,600,000.00	\$1,840,060.93	100.00	1,840,061	1994
	Reservoirs Geurie St (1ML)		Augment	02-Jan-94	\$380,000.00	\$437,014.47	100.00	437,014	1994
	Booster pump Narroogal St		Augment	03-Jan-94	\$50,000.00	\$57,501.90	100.00	57,502	1994

GHD

Wellington Shire Council
 Developer Services Charge - Geurie Water
 22/12629

www.ghd.com.au

Tel. Fax.

Future Works

Catchment

Geurie Water System

Year of Calculation

2006

Cut-off Year

2036

AREA	PROJECT	PIPE SIZE	PIPE LENGTH	ASSET TYPE	ASSET STATUS	CONSTRUCTION DATE	ASSET COST	% RECOVERABLE	RECOVERABLE COST
	Pipework, filter capacity and new reservoir			Report	Augment	2011	\$2,000,000	100%	\$2,000,000.00
				Report	Augment	2008		50%	\$0.00
				Report	Augment	2007		50%	\$0.00
				Report	Augment	2010		50%	\$0.00
				Report	Augment	2012		50%	\$0.00
				Report	Augment	2013		50%	\$0.00
				Report	Augment	2017		50%	\$0.00

GHD

Wellington Shire Council
Developer Services Charge - Mumbil Water
22/12629

www.ghd.com.au

Tel. Fax.

Summary of Charges

Catchment

Mumbil Water System

1.0 INPUT DATA

YEAR OF CALCULATION

2006

DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED BEFORE 1 JANUARY 1996 :	3%
DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED ON OR AFTER 1 JANUARY 1996 :	7%
DISCOUNT RATE (pa) FOR EXPECTED NET REVENUES AND COSTS :	7%

2.0 RESULTS

CAPITAL CHARGES -
TREATMENT (per ET)

\$443

OPERATING SURPLUS (per ET)

-\$2,638

TOTAL DEVELOPER CHARGE per ET

\$3,082

Calculation of Capital Cost

Catchment Mumbil Water System

Year of Calculation 2006

Assumptions

DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED BEFORE 1 JANUARY 1996 : 3%
 DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED ON OR AFTER 1 JANUARY 1996 : 7%
 DISCOUNT RATE (pa) FOR PROPOSED FUTURE ASSETS : 7%

Existing Assets (Pre 1996)

Year	Recoupable Capital Expenditure (MEERA \$)	Annual ET Take-up (ET)
1996	23,001	33
1997		0
1998		0
1999		0
2000		0
2001		0
2002		0
2003		0
2004		0
2005		0
2006		0
2007		1
2008		1
2009		1
2010		1
2011		1
2012		1
2013		1
2014		1
2015		1
2016		1
2017		1
2018		1
2019		1
2020		1
2021		1
2022		1
2023		1
2024		1
2025		1
2026		1
2027		1
2028		1
2029		1
2030		1
2031		1
2032		1
2033		1
2034		1
2035		1
2036		1
	NPV CHARGE (\$/ET)	443

Existing Assets (Post 1996)

Year	Recoupable Capital Expenditure (\$)	Annual ET Take-up (ET)
1996	0	33
1997	0	0
1998	0	0
1999	0	0
2000	0	0
2001	0	0
2002	0	0
2003	0	0
2004	0	0
2005	0	0
2006	0	0
2007	0	1
2008	0	1
2009	0	1
2010	0	1
2011	0	1
2012	0	1
2013	0	1
2014	0	1
2015	0	1
2016	0	1
2017	0	1
2018	0	1
2019	0	1
2020	0	1
2021	0	1
2022	0	1
2023	0	1
2024	0	1
2025	0	1
2026	0	1
2027	0	1
2028	0	1
2029	0	1
2030	0	1
2031	0	1
2032	0	1
2033	0	1
2034	0	1
2035	0	1
2036	0	1
	NPV CHARGE (\$/ET)	0

Future Assets

Year	Recoupable Capital Expenditure (\$)	Annual ET Take-up (ET)
1996	0	
1997	0	
1998	0	
1999	0	
2000	0	
2001	0	
2002	0	
2003	0	
2004	0	
2005	0	
2006	0	0
2007	0	1
2008	0	1
2009	0	1
2010	0	1
2011	0	1
2012	0	1
2013	0	1
2014	0	1
2015	0	1
2016	0	1
2017	0	1
2018	0	1
2019	0	1
2020	0	1
2021	0	1
2022	0	1
2023	0	1
2024	0	1
2025	0	1
2026	0	1
2027	0	1
2028	0	1
2029	0	1
2030	0	1
2031	0	1
2032	0	1
2033	0	1
2034	0	1
2035	0	1
2036	0	1
	NPV CHARGE (\$/ET)	0

TOTAL NPV CAPITAL WORKS CHARGE per ET

\$443

GHD

Wellington Shire Council
 Developer Services Change - Mumbill Water
 22/12829

www.ghd.com.au
 Tel. Fax.

YEAR OF CALCULATION

ET PROFILE (1971-2036)

	1969	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031	2036
Time step (years)	2	2	5	5	5	5	5	5	5	5	5	5	5	5	5
Historical Population data	204	207	214	221	227	219	185	171	220						
GR % p.a	0.65	0.65	0.65	0.65	0.54	-0.71	-3.32	-1.56	5.17						
Population density (Occupancy Rate)	2.76	2.25	2.20	2.15	2.16	2.11	1.73	1.58	2.02						
Increase/Decrease in density		0.81	0.98	0.98	1.01	0.97	0.82	0.92	1.27						
ET															
Projections	72	90	95	101	103	102	105	107	109	114	119	125	130	136	143
Regression Analysis															
Year	1969	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031	2036
Adopted Total ETs	73	90	95	101	103	102	105	107	109	114	119	125	130	136	143
Growth Rate (%p.a)		11.6	1.1	1.1	0.4	-0.2	0.7	0.2	0.5	0.9	0.9	0.9	0.9	0.9	0.9

Calculation Year ET 109
EP 220
Ratio 0.50

total income 34000
total cost 61000
Total Income (\$) 34000
Total Cost (\$) 61000
Income per ET (\$) 312
Cost per ET (\$) 560

Calculation of Operating Surplus

Year	Incremental Demand (ET)	Cum. Total Demand (ET)	Income	Cost	Surplus Cum Surplus
2006	0	109	153 \$	275 \$	122 -\$
2007	1	110	306 \$	549 \$	243 -\$
2008	1	111	309 \$	554 \$	245 -\$
2009	1	112	312 \$	559 \$	247 -\$
2010	1	113	314 \$	564 \$	250 -\$
2011	1	114	317 \$	569 \$	252 -\$
2012	1	115	320 \$	574 \$	254 -\$
2013	1	116	323 \$	579 \$	256 -\$
2014	1	117	326 \$	585 \$	259 -\$
2015	1	118	329 \$	590 \$	261 -\$
2016	1	119	332 \$	595 \$	263 -\$
2017	1	120	335 \$	600 \$	266 -\$
2018	1	121	338 \$	606 \$	268 -\$
2019	1	122	341 \$	611 \$	271 -\$
2020	1	124	344 \$	617 \$	273 -\$
2021	1	125	347 \$	622 \$	275 -\$
2022	1	126	350 \$	628 \$	278 -\$
2023	1	127	353 \$	634 \$	280 -\$
2024	1	128	356 \$	639 \$	283 -\$
2025	1	129	360 \$	645 \$	286 -\$
2026	1	130	363 \$	651 \$	288 -\$
2027	1	132	366 \$	657 \$	291 -\$
2028	1	133	369 \$	663 \$	293 -\$
2029	1	134	373 \$	669 \$	296 -\$
2030	1	135	376 \$	675 \$	299 -\$
2031	1	136	379 \$	681 \$	301 -\$
2032	1	138	383 \$	687 \$	304 -\$
2033	1	139	386 \$	693 \$	307 -\$
2034	1	140	390 \$	699 \$	310 -\$
2035	1	141	393 \$	706 \$	312 -\$
2036	1	143	397 \$	712 \$	315 -\$

NPV Operating Profit (Loss) per ET

-\$2,638

GHD

Wellington Shire Council
 Developer Services Charge - Mumbill Water
 22/12/29

www.ghd.com.au

Tel. Fax.

Existing Assets

Catchment Mumbill Water System

Year of Calculation 2006

Geographic	Description	Asset Type	Asset Status	Date Capitalised	Capital Cost	MEEERA Value	% Recoverable	Recoverable MEEERA Value	Calendar Year
	Telemetry		Augment	01-Jan-94	\$20,000.00	\$23,000.76	100.00	23,001	1994
							100.00	0	0
							100.00	0	0
							100.00	0	0
							100.00	0	0

GHD

Wellington Shire Council
 Developer Services Charge - Mumbil Water
 22/12/2009

www.ghd.com.au
 Tel. Fax.

Future Works

Catchment

Mumbil Water System

Year of Calculation

2006

Cut-off Year

2036

AREA	PROJECT	PIPE SIZE	PIPE LENGTH	ASSET TYPE	ASSET STATUS	CONSTRUCTION DATE	ASSET COST	% RECOVERABLE	RECOVERABLE COST
				Report	Augment	2006		50%	\$0.00
				Report	Augment	2008		50%	\$0.00
				Report	Augment	2007		50%	\$0.00
				Report	Augment	2010		50%	\$0.00
				Report	Augment	2012		50%	\$0.00
				Report	Augment	2013		50%	\$0.00
				Report	Augment	2017		50%	\$0.00

GHD

Wellington Shire Council
Developer Services Charge - Wellington Water
22/12629

www.ghd.com.au

Tel. Fax.

Summary of Charges

Catchment Wellington Water System

1.0 INPUT DATA

YEAR OF CALCULATION 2006

DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED BEFORE 1 JANUARY 1996 : 3%

DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED ON OR AFTER 1 JANUARY 1996 : 7%

DISCOUNT RATE (pa) FOR EXPECTED NET REVENUES AND COSTS : 7%

2.0 RESULTS

CAPITAL CHARGES -
TREATMENT (per ET) \$8,647

OPERATING SURPLUS (per ET) \$1,176

TOTAL DEVELOPER CHARGE per ET **\$7,470**

GHD

Wellington Shire Council
 Developer Services Charge - Wellington Water
 22/12/2006

www.ghd.com.au
 Tel. Fax

Calculation of Capital Cost

Catchment Wellington Water System

Year of Calculation 2006

Assumptions

DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED BEFORE 1 JANUARY 1996 : 3%
 DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED ON OR AFTER 1 JANUARY 1996 : 7%
 DISCOUNT RATE (pa) FOR PROPOSED FUTURE ASSETS : 7%

Existing Assets (Pre 1996)

Year	Recoupable Capital Expenditure (MEERA \$)	Annual ET Take-up (ET)
1996	9,438,201	489
1997		8
1998		8
1999		8
2000		8
2001		8
2002		12
2003		12
2004		12
2005		12
2006		12
2007		29
2008		30
2009		30
2010		30
2011		31
2012		33
2013		33
2014		33
2015		34
2016		34
2017		35
2018		35
2019		36
2020		36
2021		37
2022		37
2023		37
2024		38
2025		38
2026		39
2027		39
2028		40
2029		40
2030		41
2031		42
2032		42
2033		43
2034		43
2035		44
2036		44
NPV CHARGE (\$/ET)		8647

Existing Assets (Post 1996)

Year	Recoupable Capital Expenditure (\$)	Annual ET Take-up (ET)
1996	0	489
1997	0	8
1998	0	8
1999	0	8
2000	0	8
2001	0	8
2002	0	12
2003	0	12
2004	0	12
2005	0	12
2006	0	12
2007	0	29
2008	0	30
2009	0	30
2010	0	30
2011	0	31
2012	0	33
2013	0	33
2014	0	33
2015	0	34
2016	0	34
2017	0	35
2018	0	35
2019	0	36
2020	0	36
2021	0	37
2022	0	37
2023	0	37
2024	0	38
2025	0	38
2026	0	39
2027	0	39
2028	0	40
2029	0	40
2030	0	41
2031	0	42
2032	0	42
2033	0	43
2034	0	43
2035	0	44
2036	0	44
NPV CHARGE (\$/ET)		0

Future Assets

Year	Recoupable Capital Expenditure (\$)	Annual ET Take-up (ET)
1996	0	
1997	0	
1998	0	
1999	0	
2000	0	
2001	0	
2002	0	
2003	0	
2004	0	
2005	0	
2006	0	12
2007	0	29
2008	0	30
2009	0	30
2010	0	30
2011	0	31
2012	0	33
2013	0	33
2014	0	33
2015	0	34
2016	0	34
2017	0	35
2018	0	35
2019	0	36
2020	0	36
2021	0	37
2022	0	37
2023	0	37
2024	0	38
2025	0	38
2026	0	39
2027	0	39
2028	0	40
2029	0	40
2030	0	41
2031	0	42
2032	0	42
2033	0	43
2034	0	43
2035	0	44
2036	0	44
NPV CHARGE (\$/ET)		0

TOTAL NPV CAPITAL WORKS CHARGE per ET

\$8,647

GHD

Wellington Shire Council
 Developer Services Charge - Wellington Water
 22/7/2023

www.ghd.com.au
 Tel. Fax.

YEAR OF CALCULATION 2006

ET PROFILE (1971-2036)

Time step (years)	1969	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031	2036
Historical Population data	4849	5112	5280	5277	5440	4947	4556	4700							
GR % p.a	0.65	0.65	-0.01	0.61	0.61	-1.88	-1.63	0.62							
Population density (Occupancy Rate)	2.76	2.79	2.74	2.69	2.49	2.19	1.99	2.00							
Increase/Decrease in density	1.01	0.98	0.98	0.94	0.98	0.88	0.91	1.01							
ET															
Projections															
Regression Analysis	1763	1766	1858	1955	2079	2178	2252	2290	2350	2501	2667	2845	3035	3238	3454
Year	1969	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031	2036
Adopted Total ETs	1763	1766	1858	1955	2079	2178	2252	2290	2350	2501	2667	2845	3035	3238	3454
Growth Rate (%p.a)	0.1	1.0	1.0	1.0	1.2	0.9	0.7	0.3	0.5	1.3	1.3	1.3	1.3	1.3	1.3

Calculation Year ET 2350
EP 4700
Ratio 0.50

total income 1655000
total cost 1392000

Total Cost (\$) 1392000
Income per ET (\$) 704
Cost per ET (\$) 592

Calculation of Operating Surplus

Year	Incremental Demand (ET)	Cum. Total Demand (ET)	Income	Cost	Surplus Cum Surplus
2006	12	2350	\$ 8,603	\$ 7,236	\$ 1,367
2007	29	2379	\$ 20,688	\$ 17,400	\$ 3,287
2008	30	2409	\$ 20,946	\$ 17,618	\$ 3,329
2009	30	2439	\$ 21,208	\$ 17,838	\$ 3,370
2010	30	2470	\$ 21,473	\$ 18,061	\$ 3,412
2011	31	2501	\$ 21,741	\$ 18,286	\$ 3,455
2012	33	2533	\$ 22,894	\$ 19,256	\$ 3,638
2013	33	2566	\$ 23,191	\$ 19,506	\$ 3,685
2014	33	2599	\$ 23,493	\$ 19,760	\$ 3,733
2015	34	2633	\$ 23,798	\$ 20,016	\$ 3,782
2016	34	2667	\$ 24,108	\$ 20,277	\$ 3,831
2017	35	2702	\$ 24,421	\$ 20,540	\$ 3,881
2018	35	2737	\$ 24,738	\$ 20,807	\$ 3,931
2019	36	2773	\$ 25,060	\$ 21,078	\$ 3,982
2020	36	2809	\$ 25,386	\$ 21,352	\$ 4,034
2021	37	2845	\$ 25,716	\$ 21,629	\$ 4,087
2022	37	2882	\$ 26,050	\$ 21,910	\$ 4,140
2023	37	2920	\$ 26,389	\$ 22,195	\$ 4,194
2024	38	2958	\$ 26,732	\$ 22,484	\$ 4,248
2025	38	2996	\$ 27,079	\$ 22,776	\$ 4,303
2026	39	3035	\$ 27,431	\$ 23,072	\$ 4,359
2027	39	3075	\$ 27,788	\$ 23,372	\$ 4,416
2028	40	3115	\$ 28,149	\$ 23,676	\$ 4,473
2029	40	3155	\$ 28,515	\$ 23,984	\$ 4,531
2030	41	3196	\$ 28,886	\$ 24,296	\$ 4,590
2031	42	3238	\$ 29,261	\$ 24,611	\$ 4,650
2032	42	3280	\$ 29,642	\$ 24,931	\$ 4,710
2033	43	3322	\$ 30,027	\$ 25,256	\$ 4,772
2034	43	3366	\$ 30,418	\$ 25,584	\$ 4,834
2035	44	3409	\$ 30,813	\$ 25,916	\$ 4,897
2036	44	3454	\$ 31,214	\$ 26,253	\$ 4,960

NPV Operating Profit (Loss) per ET

\$1,176

GHD

Wellington Shire Council
 Developer Services Charge - Wellington Water
 22/12/2006

www.ghd.com.au

Tel. Fax.

Existing Assets

Catchment Wellington Water System

Year of Calculation 2006

Geographic	Description	Asset Type	Asset Status	Date Capitalised	Capital Cost	MEERA Value	% Recoverable	Recoverable MEERA Value	Calendar Year
	Macquarie River Intake Pumps		upgrade	01-Jan-94	\$140,000.00	\$161,005.33	100.00	6,396	1994
	Filtration works (74.6ML/d)		Augment	01-Jan-94	\$7,380,000.00	\$8,487,281.04	100.00	8,487,281	1994
	Montfiores storage (3.6ML)		Augment	01-Jan-94	\$750,000.00	\$908,530.08	100.00	908,530	1994
	Golbolton Str Booster pump		upgrade	02-Jan-94	\$50,000.00	\$57,501.90	100.00	2,284	1994
	Cadonia booster Pump		upgrade	03-Jan-94	\$60,000.00	\$69,002.28	100.00	2,741	1994

GHD

Wellington Shire Council
 Developer Services Charge - Wellington Water
 22/12629

www.ghd.com.au

Tel. Fax.

Future Works**Catchment**

Wellington Water System

Year of Calculation

2006

Cut-off Year

2036

AREA	PROJECT	PIPE SIZE	PIPE LENGTH	ASSET TYPE	ASSET STATUS	CONSTRUCTION DATE	ASSET COST	% RECOVERABLE	RECOVERABLE COST
				Report	Augment			100%	\$0.00
				Report	Augment			50%	\$0.00
				Report	Augment			50%	\$0.00
				Report	Augment			50%	\$0.00
				Report	Augment			50%	\$0.00
				Report	Augment			50%	\$0.00



Appendix B
Developer Charge Model

Sewerage System

Summary of Charges

Catchment Geurie Sewer System

1.0 INPUT DATA

YEAR OF CALCULATION 2006

DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED BEFORE 1 JANUARY 1996 :	3%
DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED ON OR AFTER 1 JANUARY 1996 :	7%
DISCOUNT RATE (pa) FOR EXPECTED NET REVENUES AND COSTS :	7%

2.0 RESULTS

CAPITAL CHARGES - TREATMENT (per ET)	\$3,552
OPERATING SURPLUS (per ET)	-\$3,382

TOTAL DEVELOPER CHARGE per ET	\$6,934
--------------------------------------	----------------

Calculation of Capital Cost

Catchment Geurie Sewer System

Year of Calculation 2006

Assumptions

DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED BEFORE 1 JANUARY 1996 : 3%
 DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED ON OR AFTER 1 JANUARY 1996 : 7%
 DISCOUNT RATE (pa) FOR PROPOSED FUTURE ASSETS : 7%

Existing Assets (Pre 1996)

Year	Recoupable Capital Expenditure (MEERA \$)	Annual ET Take-up (ET)
1996	0	0
1997	0	0
1998	0	0
1999	0	0
2000	0	0
2001	0	0
2002	0	0
2003	0	0
2004	0	0
2005	0	0
2006	300	300
2007	7	7
2008	7	7
2009	8	8
2010	8	8
2011	8	8
2012	8	8
2013	8	8
2014	8	8
2015	9	9
2016	9	9
2017	9	9
2018	9	9
2019	10	10
2020	10	10
2021	10	10
2022	10	10
2023	11	11
2024	11	11
2025	11	11
2026	11	11
2027	12	12
2028	12	12
2029	12	12
2030	12	12
2031	13	13
2032	13	13
2033	13	13
2034	14	14
2035	14	14
2036	14	14
	NPV CHARGE (\$/ET)	0

Existing Assets (Post 1996)

Year	Recoupable Capital Expenditure (\$)	Annual ET Take-up (ET)
1996	0	0
1997	0	0
1998	0	0
1999	0	0
2000	0	0
2001	0	0
2002	0	0
2003	0	0
2004	0	0
2005	0	0
2006	0	300
2007	0	7
2008	0	7
2009	0	8
2010	0	8
2011	0	8
2012	0	8
2013	0	8
2014	0	8
2015	0	9
2016	0	9
2017	0	9
2018	0	9
2019	0	10
2020	0	10
2021	0	10
2022	0	10
2023	0	11
2024	0	11
2025	0	11
2026	0	11
2027	0	12
2028	0	12
2029	0	12
2030	0	12
2031	0	13
2032	0	13
2033	0	13
2034	0	14
2035	0	14
2036	0	14
	NPV CHARGE (\$/ET)	0

Future Assets

Year	Recoupable Capital Expenditure (\$)	Annual ET Take-up (ET)
1996	0	0
1997	0	0
1998	0	0
1999	0	0
2000	0	0
2001	0	0
2002	0	0
2003	0	0
2004	0	0
2005	0	0
2006	2,540,000	300
2007	0	7
2008	0	7
2009	0	8
2010	0	8
2011	500,000	8
2012	0	8
2013	0	8
2014	0	8
2015	0	9
2016	0	9
2017	0	9
2018	0	9
2019	0	10
2020	0	10
2021	0	10
2022	0	10
2023	0	11
2024	0	11
2025	0	11
2026	0	11
2027	0	12
2028	0	12
2029	0	12
2030	0	12
2031	0	13
2032	0	13
2033	0	13
2034	0	14
2035	0	14
2036	0	14
	NPV CHARGE (\$/ET)	3552

TOTAL NPV CAPITAL WORKS CHARGE per ET

\$3,552

YEAR OF CALCULATION

2006

ET PROFILE (1971-2036)

Time step (years)	1969	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031	2036
Historical Population data															
GR % p.a	268	272	281	290	317	413	468	549							
Population density (Occupancy Rate)	2.76	2.76	2.71	2.66	2.64	2.75	2.67	2.68	7.9	2.4	2.4	2.4	2.4	2.4	2.4
Increase/Decrease in density	1.00	0.98	0.98	0.98	0.99	1.04	0.97	1.00							
ET															
Projections															
Regression Analysis	95	96	101	106	117	149	174	205	300	338	380	428	482	542	611
Year	1969	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031	2036
Adopted Total ETs	95	96	101	106	117	149	174	205	300	338	380	428	482	542	611
Growth Rate (%p.a)	0.5	0.5	1.0	1.0	2.0	4.9	3.2	3.3	7.9	2.4	2.4	2.4	2.4	2.4	2.4

Calculation Year ET 300
EP 780
Ratio 0.38

total income 89000
total cost 170000

Total Cost (\$) 170000
Income per ET (\$) 287
Cost per ET (\$) 567

Calculation of Operating Surplus

Year	Incremental Demand (ET)	Cum. Total Demand (ET)	Income	Cost	Surplus	Cum Surplus
2006	300	300	89,053 \$	170,102 \$	81,049 \$	81,049 \$
2007	7	307	2,136 \$	4,080 \$	1,944 \$	82,993 \$
2008	7	314	2,187 \$	4,178 \$	1,991 \$	84,983 \$
2009	8	322	2,240 \$	4,278 \$	2,038 \$	87,022 \$
2010	8	330	2,294 \$	4,381 \$	2,087 \$	89,109 \$
2011	8	338	2,349 \$	4,486 \$	2,137 \$	91,246 \$
2012	8	346	2,405 \$	4,594 \$	2,189 \$	93,435 \$
2013	8	354	2,463 \$	4,704 \$	2,241 \$	95,676 \$
2014	8	362	2,522 \$	4,817 \$	2,295 \$	97,972 \$
2015	9	371	2,582 \$	4,932 \$	2,350 \$	100,322 \$
2016	9	380	2,644 \$	5,051 \$	2,407 \$	102,728 \$
2017	9	389	2,708 \$	5,172 \$	2,464 \$	105,193 \$
2018	9	399	2,773 \$	5,296 \$	2,523 \$	107,716 \$
2019	10	408	2,839 \$	5,423 \$	2,584 \$	110,300 \$
2020	10	418	2,907 \$	5,553 \$	2,646 \$	112,946 \$
2021	10	428	2,977 \$	5,687 \$	2,710 \$	115,656 \$
2022	10	438	3,049 \$	5,823 \$	2,775 \$	118,430 \$
2023	11	449	3,122 \$	5,963 \$	2,841 \$	121,271 \$
2024	11	459	3,197 \$	6,106 \$	2,909 \$	124,181 \$
2025	11	471	3,273 \$	6,253 \$	2,979 \$	127,160 \$
2026	11	482	3,352 \$	6,403 \$	3,051 \$	130,211 \$
2027	12	493	3,432 \$	6,556 \$	3,124 \$	133,334 \$
2028	12	505	3,515 \$	6,714 \$	3,199 \$	136,533 \$
2029	12	517	3,599 \$	6,875 \$	3,276 \$	139,809 \$
2030	12	530	3,686 \$	7,040 \$	3,354 \$	143,163 \$
2031	13	542	3,774 \$	7,209 \$	3,435 \$	146,598 \$
2032	13	555	3,865 \$	7,382 \$	3,517 \$	150,115 \$
2033	13	569	3,957 \$	7,559 \$	3,602 \$	153,717 \$
2034	14	582	4,052 \$	7,740 \$	3,688 \$	157,405 \$
2035	14	596	4,150 \$	7,926 \$	3,777 \$	161,181 \$
2036	14	611	4,249 \$	8,116 \$	3,867 \$	165,048 \$

NPV Operating Profit (Loss) per ET -\$3,382

GHD

Wellington Shire Council
 Developer Services Charge - Geurie Sewer
 22/12/1629

www.ghd.com.au

Tel. Fax.

Future Works

Catchment

Geurie Sewer System

Year of Calculation

2006

Cut-off Year

2036

AREA	PROJECT	PIPE SIZE	PIPE LENGTH	ASSET TYPE	ASSET STATUS	CONSTRUCTION DATE	ASSET COST	% RECOVERABLE	RECOVERABLE COST
	Pump station			Construct	Augment	2006	\$230,000	100%	\$230,000.00
	rising main			Construct	Augment	2006	\$540,000	100%	\$540,000.00
	treatment works			Construct	Augment	2006	\$1,670,000	100%	\$1,670,000.00
	oxidation ponds			Construct	Augment	2006	\$100,000	100%	\$100,000.00
	augmentation of treatment works			Construct	Augment	2011	\$600,000	100%	\$500,000.00
								100%	
								100%	

GHD

Wellington Shire Council
 Developer Services Charge - Geurie Sewer
 22/1/2006

www.ghd.com.au

Tel. Fax.

Existing Assets

Catchment Geurie Sewer System

Year of Calculation 2006

Geographic	Description	Asset Type	Asset Status	Date Capitalised	Capital Cost	MEERA Value	% Recoverable	Recoverable MEERA Value	Calendar Year
						\$0.00	100.00	0	0
						\$0.00	100.00	0	0
						\$0.00	100.00	0	0
						\$0.00	100.00	0	0
						\$0.00	100.00	0	0

GHD

Wellington Shire Council
Developer Services Charge - Mumbil Sewer
22/12629

www.ghd.com.au

Tel. Fax.

Summary of Charges

Catchment Mumbil Sewer System

1.0 INPUT DATA

YEAR OF CALCULATION 2006

DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED BEFORE 1 JANUARY 1996 : 3%
DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED ON OR AFTER 1 JANUARY 1996 : 7%
DISCOUNT RATE (pa) FOR EXPECTED NET REVENUES AND COSTS : 7%

2.0 RESULTS

CAPITAL CHARGES - TREATMENT (per ET) \$7,340

OPERATING SURPLUS (per ET) \$1,270

TOTAL DEVELOPER CHARGE per ET \$6,069

Calculation of Capital Cost

Catchment Mumbil Sewer System

Year of Calculation 2006

Assumptions

DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED BEFORE 1 JANUARY 1996 : 3%
DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED ON OR AFTER 1 JANUARY 1996 : 7%
DISCOUNT RATE (pa) FOR PROPOSED FUTURE ASSETS : 7%

Existing Assets (Pre 1996)

Year	Recoupable Capital Expenditure (MEERA \$)	Annual ET Take-up (ET)
1996	859,429	0
1997		0
1998		106
1999		0
2000		0
2001		0
2002		0
2003		0
2004		0
2005		0
2006		0
2007		1
2008		1
2009		1
2010		1
2011		1
2012		1
2013		1
2014		1
2015		1
2016		1
2017		1
2018		1
2019		1
2020		1
2021		1
2022		1
2023		1
2024		1
2025		1
2026		1
2027		1
2028		1
2029		1
2030		1
2031		1
2032		1
2033		1
2034		1
2035		1
2036		1
NPV CHARGE (\$/ET)		7340

Existing Assets (Post 1996)

Year	Recoupable Capital Expenditure (\$)	Annual ET Take-up (ET)
1996	0	0
1997	0	0
1998	0	106
1999	0	0
2000	0	0
2001	0	0
2002	0	0
2003	0	0
2004	0	0
2005	0	0
2006	0	0
2007	0	1
2008	0	1
2009	0	1
2010	0	1
2011	0	1
2012	0	1
2013	0	1
2014	0	1
2015	0	1
2016	0	1
2017	0	1
2018	0	1
2019	0	1
2020	0	1
2021	0	1
2022	0	1
2023	0	1
2024	0	1
2025	0	1
2026	0	1
2027	0	1
2028	0	1
2029	0	1
2030	0	1
2031	0	1
2032	0	1
2033	0	1
2034	0	1
2035	0	1
2036	0	1
NPV CHARGE (\$/ET)		0

Future Assets

Year	Recoupable Capital Expenditure (\$)	Annual ET Take-up (ET)
1996	0	
1997	0	
1998	0	
1999	0	
2000	0	
2001	0	
2002	0	
2003	0	
2004	0	
2005	0	
2006	0	0
2007	0	1
2008	0	1
2009	0	1
2010	0	1
2011	0	1
2012	0	1
2013	0	1
2014	0	1
2015	0	1
2016	0	1
2017	0	1
2018	0	1
2019	0	1
2020	0	1
2021	0	1
2022	0	1
2023	0	1
2024	0	1
2025	0	1
2026	0	1
2027	0	1
2028	0	1
2029	0	1
2030	0	1
2031	0	1
2032	0	1
2033	0	1
2034	0	1
2035	0	1
2036	0	1
NPV CHARGE (\$/ET)		0

TOTAL NPV CAPITAL WORKS CHARGE per ET

\$7,340

GHD

Wellington Shire Council
 Developer Services Charge - Mumbil Sewer
 22/1/2009

www.ghd.com.au

Tel. Fax

2006

YEAR OF CALCULATION

ET PROFILE (1971-2036)

Time step (years)	1969	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031	2036
204	207	214	221	227	227	219	185	171	220						
GR % p.a	0.65	0.65	0.65	0.54	0.54	-0.71	-3.32	-1.56	5.17	0.9	0.9	0.9	0.9	0.9	0.9
Population density (Occupancy Rate)	2.25	2.20	2.15	2.16	2.16	2.11	1.73	1.58	2.02						
Increase/Decrease in density	0.81	0.98	0.98	1.01	1.01	0.87	0.82	0.92	1.27						
ET															
Projections															
Regression Analysis	73	90	95	101	103	102	105	107	109	114	119	125	130	136	143
Year	1969	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031	2036
Adopted Total ETs	73	90	95	101	103	102	105	107	109	114	119	125	130	136	143
Growth Rate (%p.a)		11.6	1.1	1.1	0.4	-0.2	0.7	0.2	0.5	0.9	0.9	0.9	0.9	0.9	0.9

Calculation Year ET 109
EP 220
Ratio 0.50

total income 50000
total cost 37000

Total Cost (\$) 37000
Income per ET (\$) 459
Cost per ET (\$) 339

Calculation of Operating Surplus

Year	Incremental Demand (ET)	Cum. Total Demand (ET)	Income	Cost	Surplus Cum Surplus
2006	0	109	\$ 225	\$ 167	\$ 59
2007	1	110	\$ 450	\$ 333	\$ 117
2008	1	111	\$ 454	\$ 336	\$ 118
2009	1	112	\$ 458	\$ 339	\$ 119
2010	1	113	\$ 462	\$ 342	\$ 120
2011	1	114	\$ 466	\$ 345	\$ 121
2012	1	115	\$ 471	\$ 348	\$ 122
2013	1	116	\$ 475	\$ 351	\$ 123
2014	1	117	\$ 479	\$ 355	\$ 125
2015	1	118	\$ 483	\$ 358	\$ 126
2016	1	119	\$ 488	\$ 361	\$ 127
2017	1	120	\$ 492	\$ 364	\$ 128
2018	1	121	\$ 497	\$ 367	\$ 129
2019	1	122	\$ 501	\$ 371	\$ 130
2020	1	124	\$ 506	\$ 374	\$ 131
2021	1	125	\$ 510	\$ 378	\$ 133
2022	1	126	\$ 515	\$ 381	\$ 134
2023	1	127	\$ 519	\$ 384	\$ 135
2024	1	128	\$ 524	\$ 388	\$ 136
2025	1	129	\$ 529	\$ 391	\$ 137
2026	1	130	\$ 534	\$ 395	\$ 139
2027	1	132	\$ 538	\$ 398	\$ 140
2028	1	133	\$ 543	\$ 402	\$ 141
2029	1	134	\$ 548	\$ 406	\$ 142
2030	1	135	\$ 553	\$ 409	\$ 144
2031	1	136	\$ 558	\$ 413	\$ 145
2032	1	138	\$ 563	\$ 417	\$ 146
2033	1	139	\$ 568	\$ 420	\$ 148
2034	1	140	\$ 573	\$ 424	\$ 149
2035	1	141	\$ 578	\$ 428	\$ 150
2036	1	143	\$ 584	\$ 432	\$ 152

NPV Operating Profit (Loss) per ET \$1,270

GHD

Wellington Shire Council
 Developer Services Charge - Mumbil Sewer
 22/1/2006

www.ghd.com.au

Tel. Fax.

Existing Assets

Catchment Mumbil Sewer System

Year of Calculation 2006

Geographic	Description	Asset Type	Asset Status	Date Capitalised	Capital Cost	MEERA Value	% Recoverable	Recoverable MEERA Value	Calendar Year
	Sewer Pump station		Augment	01-Jan-98	160000	\$184,006	100.00	184,006	1998
	rising main		Augment	01-Jan-98	78000	\$89,703	100.00	89,703	1998
	oxidation ponds		Augment	02-Jan-98	237000	\$272,559	100.00	272,559	1998
	trunk gravity main		Augment	03-Jan-98	111000	\$127,654	100.00	127,654	1998
	evaporation ponds		Augment	04-Jan-98	170000	\$195,506	100.00	195,506	1998

GHD

Wellington Shire Council
 Developer Services Charge - Mumbil Sewer
 22/12629

www.ghd.com.au

Tel. Fax.

Future Works

Catchment Mumbil Sewer System

Year of Calculation 2006 Cut-off Year 2036

AREA	PROJECT	PIPE SIZE	PIPE LENGTH	ASSET TYPE	ASSET STATUS	CONSTRUCTION DATE	ASSET COST	% RECOVERABLE	RECOVERABLE COST
				Report	Augment	2006		50%	\$0.00
				Report	Augment	2008		50%	\$0.00
				Report	Augment	2007		50%	\$0.00
				Report	Augment	2010		50%	\$0.00
				Report	Augment	2012		50%	\$0.00
				Report	Augment	2013		50%	\$0.00
				Report	Augment	2017		50%	\$0.00

Summary of Charges

Catchment Wellington sewer System

1.0 INPUT DATA

YEAR OF CALCULATION 2006

DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED BEFORE 1 JANUARY 1996 : 3%
DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED ON OR AFTER 1 JANUARY 1996 : 7%
DISCOUNT RATE (pa) FOR EXPECTED NET REVENUES AND COSTS : 7%

2.0 RESULTS

CAPITAL CHARGES - TREATMENT (per ET) \$3,581

OPERATING SURPLUS (per ET) \$953

TOTAL DEVELOPER CHARGE per ET \$2,628

Calculation of Capital Cost

Catchment Wellington sewer System

Year of Calculation 2006

Assumptions

DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED BEFORE 1 JANUARY 1996 : 3%
 DISCOUNT RATE (pa) FOR ASSETS CONSTRUCTED ON OR AFTER 1 JANUARY 1996 : 7%
 DISCOUNT RATE (pa) FOR PROPOSED FUTURE ASSETS : 7%

Existing Assets (Pre 1996)		
Year	Recoupable Capital Expenditure	Annual ET Take-up
	(MEERA \$)	(ET)
1996	2 106 203	489
1997	8	8
1998	8	8
1999	8	8
2000	8	8
2001	8	8
2002	12	12
2003	12	12
2004	12	12
2005	12	12
2006	12	12
2007	29	29
2008	30	30
2009	30	30
2010	30	30
2011	31	31
2012	33	33
2013	33	33
2014	33	33
2015	34	34
2016	34	34
2017	35	35
2018	35	35
2019	36	36
2020	36	36
2021	37	37
2022	37	37
2023	37	37
2024	38	38
2025	38	38
2026	39	39
2027	39	39
2028	40	40
2029	40	40
2030	41	41
2031	42	42
2032	42	42
2033	43	43
2034	43	43
2035	44	44
2036	44	44
NPV CHARGE (\$/ET)		1930

Existing Assets (Post 1996)		
Year	Recoupable Capital Expenditure	Annual ET Take-up
	(\$)	(ET)
1996	0	489
1997	0	8
1998	0	8
1999	0	8
2000	0	8
2001	0	8
2002	0	12
2003	0	12
2004	0	12
2005	0	12
2006	0	12
2007	0	29
2008	0	30
2009	0	30
2010	0	30
2011	0	31
2012	0	33
2013	0	33
2014	0	33
2015	0	34
2016	0	34
2017	0	35
2018	0	35
2019	0	36
2020	0	36
2021	0	37
2022	0	37
2023	0	37
2024	0	38
2025	0	38
2026	0	39
2027	0	39
2028	0	40
2029	0	40
2030	0	41
2031	0	42
2032	0	42
2033	0	43
2034	0	43
2035	0	44
2036	0	44
NPV CHARGE (\$/ET)		0

Future Assets		
Year	Recoupable Capital Expenditure	Annual ET Take-up
	(\$)	(ET)
1996	0	
1997	0	
1998	0	
1999	0	
2000	0	
2001	0	
2002	0	
2003	0	
2004	0	
2005	0	
2006	1,424,866	12
2007	0	29
2008	0	30
2009	0	30
2010	0	30
2011	0	31
2012	0	33
2013	0	33
2014	0	33
2015	0	34
2016	0	34
2017	0	35
2018	0	35
2019	0	36
2020	0	36
2021	0	37
2022	0	37
2023	0	37
2024	0	38
2025	0	38
2026	0	39
2027	0	39
2028	0	40
2029	0	40
2030	0	41
2031	0	42
2032	0	42
2033	0	43
2034	0	43
2035	0	44
2036	0	44
NPV CHARGE (\$/ET)		1651

TOTAL NPV CAPITAL WORKS CHARGE per ET

\$3,581

YEAR OF CALCULATION 2006

ET PROFILE (1971-2036)

	1969	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031	2036
Time step (years)		2	5	5	5	5	5	5	5	5	5	5	5	5	5
Historical Population data	4885	4949	5112	5280	5277	5440	4947	4556	4700						
GR % p.a		0.65	0.65	0.65	-0.01	0.61	-1.88	-1.63	0.62						
Population density (Occupancy Rate)	2.76	2.79	2.74	2.69	2.53	2.49	2.19	1.99	2.00						
Increase/Decrease in density		1.01	0.98	0.88	0.94	0.98	0.88	0.91	1.01						
ET															
Projections															
Regression Analysis	1763	1766	1858	1955	2079	2178	2252	2290	2350	2501	2667	2845	3035	3238	3454
Year	1969	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031	2036
Adopted Total ETs	1763	1766	1858	1955	2079	2178	2252	2290	2350	2501	2667	2845	3035	3238	3454
Growth Rate (%p.a)		0.1	1.0	1.0	1.2	0.9	0.7	0.3	0.5	1.3	1.3	1.3	1.3	1.3	1.3

Calculation Year/ET
EP
Ratio

2350
4700
0.50

Total Income (\$) 1306000
Total Cost (\$) 1093000

Income per ET (\$) 556
Cost per ET (\$) 465

Calculation of Operating Surplus

Year	Incremental Demand (ET)	Cum. Total Demand (ET)	Income	Cost	Surplus Cum Surplus
2006	12	2350	6,789 \$	5,682 \$	1,107 \$
2007	29	2379	16,325 \$	13,663 \$	2,663 \$
2008	30	2409	16,529 \$	13,833 \$	2,696 \$
2009	30	2438	16,736 \$	14,006 \$	2,729 \$
2010	30	2470	16,945 \$	14,181 \$	2,764 \$
2011	31	2501	17,157 \$	14,359 \$	2,798 \$
2012	33	2533	18,066 \$	15,120 \$	2,946 \$
2013	33	2566	18,301 \$	15,316 \$	2,985 \$
2014	33	2599	18,539 \$	15,515 \$	3,024 \$
2015	34	2633	18,780 \$	15,717 \$	3,063 \$
2016	34	2667	19,024 \$	15,921 \$	3,103 \$
2017	35	2702	19,271 \$	16,128 \$	3,143 \$
2018	35	2737	19,522 \$	16,338 \$	3,184 \$
2019	36	2773	19,776 \$	16,550 \$	3,225 \$
2020	36	2809	20,033 \$	16,765 \$	3,267 \$
2021	37	2845	20,293 \$	16,983 \$	3,310 \$
2022	37	2882	20,557 \$	17,204 \$	3,353 \$
2023	37	2920	20,824 \$	17,428 \$	3,396 \$
2024	38	2956	21,095 \$	17,654 \$	3,440 \$
2025	38	2996	21,369 \$	17,884 \$	3,485 \$
2026	39	3035	21,647 \$	18,116 \$	3,530 \$
2027	39	3075	21,928 \$	18,352 \$	3,576 \$
2028	40	3115	22,213 \$	18,590 \$	3,623 \$
2029	40	3155	22,502 \$	18,832 \$	3,670 \$
2030	41	3196	22,795 \$	19,077 \$	3,718 \$
2031	42	3238	23,091 \$	19,325 \$	3,766 \$
2032	42	3280	23,391 \$	19,576 \$	3,815 \$
2033	43	3322	23,695 \$	19,831 \$	3,865 \$
2034	43	3366	24,003 \$	20,088 \$	3,915 \$
2035	44	3409	24,315 \$	20,350 \$	3,966 \$
2036	44	3454	24,631 \$	20,614 \$	4,017 \$

NPV Operating Profit (Loss) per ET \$953

Existing Assets

Catchment Wellington sewer System

Year of Calculation 2006

Geographic	Description	Asset Type	Asset Status	Date Capitalised	Capital Cost	MEERA Value	% Recoverable	Recoverable MEERA Value	Calendar Year
	Paringa place pump station		Augment	01-Jan-85	\$83,000.00	\$106,959.54	100.00	106,954	1985
	fire brigade park pump station		Augment	01-Jan-72	\$98,000.00	\$112,703.73	100.00	112,704	1972
	Montefiores No 1 Pump Station		Augment	01-Jan-94	\$617,000.00	\$709,573.50	100.00	709,573	1994
	Gipps St Pump Station		Augment	01-Jan-85	\$199,000.00	\$228,857.58	100.00	228,858	1985

GHD

Wellington Shire Council
 Developer Services Charge - Wellington Sewer
 22/1/2029

www.ghd.com.au
 Tel. Fax.

Future Works

Catchment Wellington sewer System

Year of Calculation 2006 **Cut-off Year** 2036

AREA	PROJECT	PIPE SIZE	PIPE LENGTH	ASSET TYPE	ASSET STATUS	CONSTRUCTION DATE	ASSET COST	% RECOVERABLE	RECOVERABLE COST
	Upgrading Treatment Works			Construct	Upgrade	2006	\$4,410,000.00	100%	\$1,424,865.57
				Report	Augment	2007		100%	Asset Type??
				Report	Augment	2010		100%	\$0.00
				Report	Augment	2012		100%	\$0.00
				Report	Augment	2013		100%	\$0.00
				Report	Augment	2017		100%	\$0.00



GHD Pty Ltd ABN 39 008 488 373

72 McNamara St, Orange, NSW 2800

PO BOX 950, Orange, NSW 2800

T: (02) 6393 6400 F: (02) 6393 6401 E: oagmail@ghd.com.au

© GHD Pty Ltd 2006

This document is and shall remain the property of GHD Pty Ltd. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	A Daintith	T Chapman - Martiner		A Daintith		Feb 06