

DECEMBER 2020



BUNDARRA SEWER SCHEME INFORMATION SHEET

Community Notice

ELECTRICAL WORKS – RESIDENTIAL PROPERTIES

Electrical repairs have been identified for some residents to enable the correct installation of the sewer pod systems. It is the property owner's responsibility to complete repairs prior to installation of pods at the property address. Please contact Council at council@uralla.nsw.gov.au or 6778 6300 if you have any concerns or queries.

CONSTRUCTION COMMENCEMENT

Ledonne Construction Pty Ltd will commence site establishment on Friday, 11 December 2020. Work for properties in Bundarra is expected to commence the week of Monday, 4 January 2021. Ledonne Constructions will contact property owners directly regarding scheduling works at private properties.

Project Overview

The Bundarra Sewer Scheme project will provide reticulated sewerage infrastructure and services to approximately 165-171 properties within the Bundarra area. The key objective of the project is to upgrade the Bundarra sewerage system to a standard equal to other towns in the region.

The current on-site sewer systems used in the Bundarra community pose health and environmental issues both to the community and the Gwydir River catchment. The new reticulated wastewater and treatment system will have a significant beneficial impact on sanitation and public health to the community of Bundarra.

The new system will mean a change from on-site treatment and disposal of wastewater within each property to a low pressure reticulated system with a single remote treatment plant. Each developed property will have its own pump and tank, and will be connected to a mains sewerage line outside the dwelling.

The project involves the construction of a sewer reticulation network and rising main within the township, a sewage pumping station to provide sufficient pressure for pumping to the treatment area, located outside the urban area to the west of the township, a transfer rising main linking the station and the treatment site, and a sewage treatment plant including ponds, irrigation area, and other associated infrastructure.

Project Status

The project was originally funded from Restart NSW under the Regional Water and Wastewater Backlog Program, based on a total estimated cost of \$5,447,000, of which 33% would be funded by Council.

The pre-tender estimated budget was significantly higher than the original estimated cost and for this reason Council requested additional funds from the State Government to complete the project.

In 2019 the project was approved additional funding of \$2,679,000 through the Safe and Secure Water Program. The NSW State Government recognises the importance of the project and committed to providing up to \$6,354,000 to ensure the project is successfully delivered to the Bundarra community.

This additional funding has enabled the construction phase of the project to go to tender, which was awarded to Ledonne Construction Pty Ltd at the Ordinary Meeting of Council held 27 October 2020. Construction on the project will commence in late 2020 and is expected to be commissioned in late 2021.

COUNCIL CONTACTS

If you have any additional questions not answered in this information sheet, please do not hesitate to contact Council:

 (02) 6778 6300

 council@uralla.nsw.gov.au

 www.uralla.nsw.gov.au

Enquiries should be made to Council via the methods listed above and directed to the attention of:

Director – Infrastructure and Development
Terence Seymour

Manager Waste, Water and Sewerage Services
Aidan Macqueen

BUNDARRA SEWER SCHEME INFORMATION SHEET

Your Questions – Answered

PROJECT TIMEFRAMES

When will construction on my property commence?

Works on residential properties will commence in January 2021. Ledonne Construction Pty Ltd will contact individual landowners directly prior to starting works on any residential land.

When will the project be completed?

Construction will commence in December 2020 with project completion estimated for late 2021.

Why has the project been delayed?

The major delay in the project has been due to the difference of the pre-tender budget estimate, which was significantly higher than the original total estimated costs. Council sought additional funding from the NSW Government to enable the project to go ahead. There have been additional minor delays in the assessment of the construction tender to achieve the best value to the Bundarra community.

Will the value of lands increase, and therefore will residents' rates increase as well?

It is reasonable to anticipate land values for property owners in Bundarra would increase due to development potential and the social and environmental benefits of the scheme; however, Council is unable to quantify the value of the increase. The Valuer General determines the value of land and provides a notice of valuation to property owners every three years. Rates are calculated based on the Valuer General land value and as land values increase, rates will also increase.

ENVIRONMENTAL IMPACTS

What is Council doing to minimise the environmental impacts of the project?

In order to minimise potential adverse environmental impacts, a number of safeguards and management measures have been identified which will be implemented by the contractor prior to any work being undertaken. Currently, on-site sewage treatment systems create pollution issues and risks due to the presence of clay soils and poor soil permeability. The treatment plant and sewer reticulation network will address these issues and provide a higher level of service to the Bundarra community.

Will the air stack make a bad odour?

No. Filters will remove odours and prevent them from being released into the environment.

COSTS AND VALUE TO THE COMMUNITY

What is the Sewer Access Charge in 2020/21?

Council determined at its July 2020 Ordinary Meeting that the 2020/21 fees and charges associated with the Bundarra Sewerage Scheme would be Nil. This includes the annual sewerage levy, access, and usage charges. Fees and charges will commence in 2021/22.

What has happened to the money Bundarra residents have already paid for the Scheme?

Sewer Access Charges for Bundarra property owners included in the project design area were introduced at the beginning of the 2017/18 financial year however discontinued in 2019/20 due to project delays. These funds have been used toward the capital cost of the project and have not been used to fund other Council work or projects.

Who is responsible for, and what is the cost of, decommissioning septic tanks?

Decommissioning the septic tank is the responsibility of the property owner. Property owners may choose to do this work themselves, use Ledonne Construction Pty Ltd, or engage another contractor. Costs are estimated to be approximately \$1000 and property owners will have access to a schedule of rates from Ledonne Construction Pty Ltd. Property owners are responsible for arranging contract works with the contractor of their choice.

PROPERTY SEWER TANKS AND PUMPS ("PODS")

Has Council decided which pods will be used?

Yes. e/one pods have been selected for use in this scheme. For more information please visit: <https://eone.com/sewer-systems/products/grinder-pumps>

How much will electricity cost for the pumps to run?

Research by GHD indicates that the electricity cost for each pod is estimated to be an additional \$30 per year on the property owner's electricity bill.

Will Council subsidise the electricity costs?

Electricity costs associated with running the pod will be included in the electricity bill for the property and payable by the property owner.

MORE QUESTIONS?

If you have any questions which have not been answered here, please contact our Customer Service Centre by phone on 6778 6300 or via email at council@uralla.nsw.gov.au.