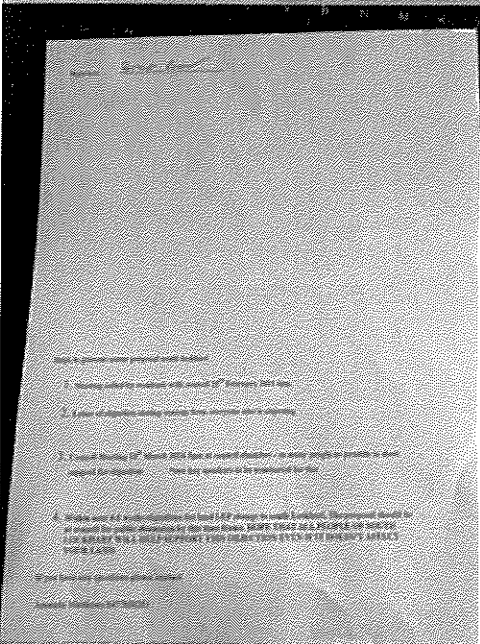
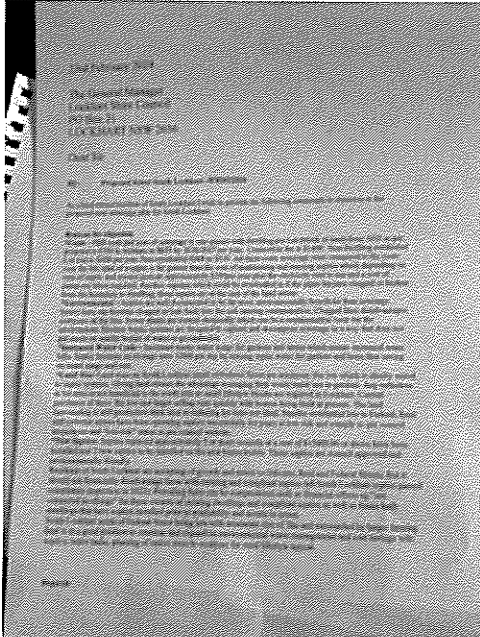


Sarah Jones

**From:** Brent Bender <brento24f@icloud.com>  
**Sent:** Thursday, 29 February 2024 3:57 PM  
**To:** Lockhart Shire Mail  
**Subject:** Sever letter



26<sup>th</sup> February 2024

The General Manager  
Lockhart Shire Council  
Po Box 21  
Lockhart NSW 2656

Dear Sir

**RE: Proposed Sewer South Lockhart -WRM22024**

As a land owner/resident of South Lockhart I wish to provide the following comments in objection to the proposed new sewerage plan for south Lockhart,

**Reasons for objections**

\* **Financial burden**-because I have a number of lots that make up my lifestyle block, the extra access fee would not make it viable for me, the extra costs was not in my retirement budget.

\***Septic System** -I have a perfectly operating septic system which has just been certified by Lockhart Shire Council for 5 years, in the past 40 years I have not had a problem with my septic, no smell, no leakage no overflow.

\***Storm water**-I believe the storm water problem in South Lockhart is far more important than the sewer with stagnant water and the breeding of mosquitoes after a rain event.

If you sub-divide the blocks behind federal street it will only add to the already serious environmental problem (flooded nature strips, no access to property's, water laying around for days and more mosquito

I am quite happy being surrounded by farmland, horse paddocks and native trees. there is plenty of suitable land that would not impact on people who have chosen to live the county life style with a couple of acres

Regards

A handwritten signature in black ink that reads "Ramon Lavender". The signature is written in a cursive, flowing style.

Ramon lavender

88 Reid Street

Lockhart NSW 2656

raymondlavender@hotmail.com

0429205441

28/2/24

Lockhart Shire Council

I personally have a number of properties in the Lockhart shire and wish to object to the sewerage plan for Lockhart

I personally buy cheap houses to rent out at an affordable rate

If rates go up rents, go up.

I also own a couple of businesses in town and have heard from a lot of locals who want object due to increase in the rates.

My septic's in 3 properties on the south side all comply.

I am more than understanding that the sewerage will go ahead in the future, however I do not wish to change the way my systems are as all my excess water waters my lawn and gardens.

I do not wish for my rates to go up due to the pipes going past my blocks.

The investor who is pushing for this should be paying not the local battlers.

I do not wish for the blocks to be reduced in size as the reason I bought these blocks was to live without neighbors on top of me, have privacy and the country lifestyle.

Sincerely

A handwritten signature in black ink that reads "m Sims". The signature is written in a cursive, slightly slanted style.

Mitchell Sims

0427458198

The General Manager  
Lockhart Shire Council  
PO Box 21  
LOCKHART NSW 2656

27<sup>th</sup> February 2024

**RE: Proposed Sewer South Lockhart – WRM22024**

Dear Sir

As a landowner in South Lockhart, I wish to submit the following comments in objection to the proposed sewerage plan for South Lockhart as identified in the Integrated Water Cycle Management Strategy.

**Reasons for Objection:**

**COSTS:** It is noted that there will be an increase in costs to cover the sewerage system for residents and landowners regardless of if they are connected to the mains system. Currently we do not have a dwelling on our property, but we are in the process of speaking to an architect to look at developing our property on Treasure Street.

Currently as a no dwelling residential lot our cost is \$268 per year which will rise to \$530. However, if we were to build in the next 12 to 24 months, we would be looking at an increase from \$530 to \$655 by the 2026/27 year. We have been researching environmentally friendly septic systems as we believe this would be a far better system, more financially viable and more suitable option for our size block. So, would we still be required to pay for a connection fee and the annual costs if we do not connect into the system due to the use of a septic system? Is it even an option to not connect into the system or are we going to be outlaying for a septic system that may be made obsolete by your sewerage proposal once it is built. As you would appreciate it would cost between \$15,000 to \$20,000 to install a septic system so we want to ensure this is not money that is going down the sewer so to speak.

**ENVIRONMENTAL:** Septic Systems are well documented to be far more environmentally beneficial than sewerage systems. Sewer lines can become clogged or leak back into the soil causing contamination. Another issue in relation to added costs are if sewer lines from the boundary to the dwelling become clogged or rupture it is often at the cost of the landowner to repair. Sewerage treatment often uses chemicals which are harmful to the environment causing contamination. Modern Septic systems are designed to capture and decompose sewerage in a way that does not put strain on nearby bodies of water / groundwater.

**INCREASED WATER COSTS:** It is well documented that on average septic systems save 1200l of water per day by reusing septic water for gardens and lawns instead of using mains water for these areas.

**LAND SIZE:** Land sizes in South Lockhart south of Federal Street are minimum 2ha lots which are ideally suited for septic systems allowing landowners to utilise wastewater rather than mains water for gardens. We purchased our block as a lifestyle block so that we could have a safe space for our children to ride their horses with limited interruption from traffic, other animals and people if block sizes were to become small residential there would be a major increase in cars and animals. The land surrounding is still productive farmland so reducing lot sizes is not ideal. Smaller residential lots in Federal, Reid and Osborne Streets have successfully been operating septic systems for years at low risk and comply as per Council inspections and "low risk" status as per your own Council website.

Residents of South Lockhart are accepting of growth and sewerage to Osborne, Reid and Federal Streets however it should not disadvantage financially those with existing and compliant septic systems. Providing there can be compromises such as financial offsets e.g. no connection no charge for those owners with existing dwellings and compliant septic systems as well as future builds that have appropriate septic systems installed prior to availability and access to the new sewerage system.

South Lockhart South of Federal Street being lots with a minimum size of 2ha and surrounded by larger farming land is in a good position to continue and expand its environmental waste management and cost savings with environmentally friendly septic systems, water tanks, planting of native trees to continue our rural lifestyle appeal.

Thank you for your time and consideration.

Kind Regards



Ms Anne-Marie Schilling

Anne-Marie Schilling  
63 Ferrier Street  
Lockhart NSW 2656  
(1 Treasure Street Lockhart NSW 2656)

23rd February 2024

The General Manager  
Lockhart Shire Council  
PO Box 21  
LOCKHART NSW 2656

Dear Sir

**RE: Proposed Sewer South Lockhart -WRM22024**

As a land owner/resident of South Lockhart I wish to provide the following comments in objection to the proposed new sewerage plan for South Lockhart.

#### **Reasons for objection**

**\*Costs** - TRB costs per year of sewerage to rate payers with dwelling per Lot (block of land) from 2023 as per proposal is \$530 to increase to \$655 by 2026/2027 per year. Connection fee is \$1409. Non dwelling residential Lot cost is \$268 per year. Non-residential \$268 to \$530. All these costs sewerage costs compared to the costs over the life span of a septic is far greater than the cost of maintaining and running septics which depending on type of septic and service periods approximately \$350per year plus the electricity cost to run and a cost of pump out when required. Another expense which could be overlooked is if the pipes become clogged or broken from the boundary to dwelling, these repairs are at the cost of the land owner.

**\*Environmental** – Septics are well documented to be far more environmentally beneficial than sewerage. Sewer lines can become clogged or leak back into the soil causing contamination. Clogged lines disadvantages everyone on the line. Sewer plants are treated chemically which can be a contamination issue for the environment. Modern Septic systems are designed to capture and decompose sewerage in a way that does not put strain on nearby bodies of water or groundwater.

**\*Increased Water Costs** – Increased mains water usage for gardens and lawns which means increased water bills. Septic Systems on average save 1200l per day by reusing septic water for gardens and lawn thus saving on water usage and cost.

**\*Land Size**- Land sizes on South Lockhart south of Federal Street are minimum 2ha lots which is ideally suited to septic systems. Giving land owners the advantage managing their waste water use in gardens. Any reduction in lot sizes is not beneficial to the south side as small lifestyle blocks are required in Lockhart. Current purchases of these 2ha lots and larger selling very quickly with houses being built at present. The land surrounding is still productive farm land so reducing lot sizes not ideal. Smaller residential lots in Federal, Reid and Osborne streets have been operating septics successfully for years at low risk and comply as per council inspections and “low risk” status as per council website.

\* **New Septics**- Septics replaced approximately 5 or more recently at a cost of \$15000.00 or above have been installed and 2 new septics to be installed on the new house builds. These septics are council approved and environmentally friendly.

Residents of South Lockhart are accepting of growth and sewer to Osborne, Reid and Federal Streets. But it should not financially disadvantage those with existing and compliant septics (all South Lockhart septics passed compliance inspection in 2023). Providing there can be compromises such as financial offsets eg "not connected no charge" for those owners of existing dwellings and compliant septics as well as future built dwellings that have septics installed prior to availability and access to sewer.

South Lockhart south of Federal Street being lots with minimum size of 2ha and surrounded by larger farming land is in a good position to continue and expand its environmental waste management and cost savings with septics, water tanks, planting of native trees to continue the rural lifestyle appeal.

Regards

Della Hunter *Della Hunter*

Signature *D Hunter*

110 Osborne Street

Lockhart NSW 2656



27th February 2024

The General Manager  
Lockhart Shire Council  
PO Box 21  
Lockhart NSW 2656

S & C Matthews  
98 Reid Street  
Lockhart NSW 2656

Dear Sir

RE: SEWAGE PROPOSAL SOUTH LOCKHART

As residents of South Lockhart we can see merit in the proposal to sewer areas of South Lockhart .

There are numerous vacant blocks serviced with water,power and sealed streets which are suitable for residential development in South Lockhart.

Our concerns are the potential costs to existing residents who have complying septic systems some of which have only recently been upgraded and new environmental systems installed at significant cost up to \$15000.00.

Because the time line for any sewer development is possible over 5 years anyone who builds in the interim will have to Install a \$15000.00 Environmental Complying septic system.

Where do these people stand & If and when the sewage system is installed in South Lockhart ?

As we are all aware there is a cost of living squeeze and many people cannot afford to have the extra burden after Installing a Government approved septic system. The potential cost of sewage connection & Increased rates over & above the cost of a septic system could be enough to put people into financial hardship.

Surely with consultation compromises can be found to allow sustainable development of South Lockhart without compromising the existing residents financially.

When the existing sewer system was installed north of the railway line it was a transition from nightsoil collection straight to sewer, Nobody stood to lose out financially other than the cost of the connection and subsequent rate increase.

The residents of North Lockhart have had a large benefit over the years as we have mentioned earlier we believe that for South Lockhart to develop a sewer system is probably necessary but not to the financial detriment of any Individual who have put up the money and have a septic system that complies with all existing rules.

Regards

S & C MATTHEWS



**Attention: Dr Austin Morris**  
**Director of Engineering and Environmental Services**

**Submission to:**

**Council's Draft Integrated Water Cycle Management Strategy**

The Draft Integrated Water Cycle Management Strategy (DIWCMS) has caused much angst among resident and future residents of South Lockhart, especially the stated time, 2025, that South Lockhart would be connected with the town's sewer lines (DIWCMS Section 11, Preferred Scenario, Table 11.1).

Council staff agreed to meet with the concerned residents to discuss the DIWCMS and provide additional information on the strategy. This meeting was held on the 22<sup>nd</sup> February 2024 in the Council meeting room. In attendance at this meeting was Cr Fran Day, recording minutes; Dr Austin Morris, Director of Engineering and Environmental Services; and Mr Jesse Rapley, Director of Planning and Environment, plus about 25 concerned residents.

Dr Morris addressed the meeting to outline Council's time-frame for completing the proposed works stated in the DIWCMS. He stated the Council's first priority was to complete the upgrade and rebuilding of the sewage treatment plant before constructing the sewer pipe lines for South Lockhart, and it may be five to six years before the rebuilding of the sewage treatment works would be completed. This priority of Council is at variance with the sequence proposed in the DIWCMS.

The objections from the residents to the DIWCMS revolve around the following issues:

1. The financial cost of septic systems already installed and will have to be installed with new dwellings already in development or are proposed.
2. The existing septic systems are compliant with legal requirements.
3. The danger to human health from the septic systems as stated in the DIWCMS, (Pages 16 and 23, Table 10.1) is not justified.
4. Annual sewerage fees for land lots that do not have a dwelling.
5. Pressure sewer systems.

In order to allay the residents' concerns about the above issues it is suggested that Council adopt the following policies:

**Issue 1.** The septic systems (On-Site Sewage Management Systems (OSSMS)) have been installed to comply with existing legislation and Council policies. In the past few years many residents have installed new systems or upgraded their existing system at great individual expenses, to more than \$15,000 in some cases. For these residents with these OSSMS, the Council must allow these systems to continue operation and to **NOT CHARGE** them annual sewerage fees, until such time that the residents choose to connect to the reticulated sewer system. The alternative is that Council pays these residents compensation when the sewer mains are installed.

On a related matter, the DIWCMS makes no mention of what residents must do if they are planning to build in South Lockhart and before the sewer lines are installed several years in the future. If they build now, they will have to install a new OSSMS, and then in 5-6 years' time have to connect to the sewer line. Likewise, Council will have to compensate these residents or allow them to continue operation of the OSSMS.

**Issue 2.** Council charges an inspection fee of \$150 to have to septic systems secure and to ensure that they are compliant. At present, and into the foreseeable future the OSSMS in South Lockhart are not creating any public hazard and, from Council's perspective, are a much cheaper form of sewer disposal than the proposed sewer line. There is no pressing need to change the *status quo*.

**Issue 3.** The routine inspections of OSSMS by Council staff ensure that no system is producing leakage or other public health hazard, even under very wet seasonal conditions. The recent flood mitigation works have demonstrated that the design of these works is effective in keeping the town flood free.

In my own situation, prior to my new house being built in 2013, the soils in my Lot were tested to a depth of 3m. This soil analysis was required to provide data for the calculation of the building's foundation footings, and also to ascertain the septic disposal area. My new sewer disposal area takes into account the size of my house **AND** the soil characteristics of my Lot. I have not had any problems with the performance of my septic system. Although, historical maps show my Lot is in a flood prone area, the town's recent flood mitigation works have nullified any flooding over my Lot.

The Public Health risks identified in South Lockhart stem from a presumed potential contact with effluent due to small lot sizes low permeability soils (DIWCMS, Page 19). Unfortunately, this presumption has been made without site inspections and adequate knowledge of the actual OSSMS in operation in South Lockhart.

**Issue 4.** The sewer charges for Residential Lots without a dwelling is a completely unnecessary impost on the Lot owner (DIWCMS, Page 18). Lots without any dwelling or sheds have no structures that would engender the owner to require sewerage facilities and therefore should not be leveed with an annual fee because such Lots do not impose any annual maintenance or service costs by Council staff.

**Issue 5.** I notice that in the DIWCMS Chapter 4, *Urban Services*, the proposed developments in Lockhart and The Rock include areas with pressured sewerage systems. In my experience these systems are fraught with unreliability and costly maintenance. It would instructive for Lockhart Shire Council staff to have discussions with Wagga Wagga City Council staff about their experiences with pressured individual sewer systems.

I am available to discuss this submission with Council staff at any convenient time.

Yours faithfully,

*D. J. Read*

Dr David Read

(M) 0428852930

*28<sup>th</sup> February 2024*

Sender:

*David Read*

*PO Box 105*

*Lockhart NSW 2656.*

**From:** [Cr Frances Day](#)  
**To:** [Austin Morris](#); [Jesse Rapley](#)  
**Cc:** [Peter Veneris](#)  
**Subject:** Fw: Proposed Sewer South Lockhart - WRM22024  
**Date:** Wednesday, 28 February 2024 9:56:14 PM

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**From:** rpsmash@gmail.com <rpsmash@gmail.com>  
**Sent:** Wednesday, February 28, 2024 4:40 PM  
**To:** Cr Frances Day <fday@lockhart.nsw.gov.au>  
**Subject:** Fwd: Proposed Sewer South Lockhart - WRM22024

Sent from my iPhone

Begin forwarded message:

**From:** Carolyn Parks <cjparks93@gmail.com>  
**Date:** 28 February 2024 at 4:37:50 pm AEDT  
**To:** Reg Parks <rpsmash@gmail.com>  
**Subject: Proposed Sewer South Lockhart - WRM22024**

Dear Sir/ Madam

As a landowner in South Lockhart, I wish to provide the following comments in objection to the proposed new sewerage plan for South Lockhart.

Septic systems minimise the damage that wastewater management can cause to the environment. They are a greener alternative because the system treats the sewage naturally instead of with chemicals. A septic system reduces our carbon footprint and makes you aware of your water usage. A septic has a lifespan of 20 plus years when properly maintained. As our septic system is only 3 years old, it still has a lot of use left in it.

When we bought in South Lockhart 26 years ago, we were informed by Lockhart Shire Council that we would never have sewerage connected or have kerb and guttering installed.

In our opinion, the funds would be better spent in improving the recent housing developments in the main part of Lockhart and improving rainwater drainage to prevent flooding in the future.

Yours sincerely

Reg and Carolyn Parks

28/2/24

Lockhart Shire Council

I personally have a number of properties in the Lockhart shire and wish to object to the sewerage plan for Lockhart

I personally buy cheap houses to rent out at an affordable rate

If rates go up rents, go up.

I also own a couple of businesses in town and have heard from a lot of locals who want object due to increase in the rates.

My septic's in 3 properties on the south side all comply.

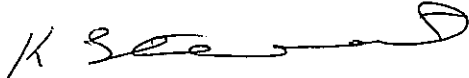
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The investor who is pushing for this should be paying not the local battlers.

I do not wish for the blocks to be reduced in size as the reason I bought these blocks was to live without neighbors on top of me, have privacy and the country lifestyle.

Sincerely

A handwritten signature in black ink, appearing to read 'K Stewart', with a long, sweeping horizontal stroke extending to the right.

Kristy Stewart

0452502934

27<sup>th</sup> February 2024

The General Manager  
Lockhart Shire Council  
PO Box 21  
LOCKHART NSW 2656

**Re: Councils Integrated Water Cycle Management Strategy – Report No. WRM-22024**

Dear Sir,

We are writing to you as local property owners in South Lockhart to voice our real concerns and objections regarding the proposed sewerage supply and changes to land block sizes as per the above mentioned document.

We moved to Lockhart from Sydney some 4+ years ago, the charm of the small vibrant town was a big draw and we chose the south side as it wasn't over crowded with block sizes similar to where we had come from. We were lead to believe that land sizes were no smaller than our block and that there were larger blocks (2ha lots) on the other side of Federal St from us which meant that the ambience of the rural setting would remain. What you are proposing will change that in ways too numerous to document.

More housing for Lockhart is needed, that cannot be denied, and that can still be achieved with the plan as it currently is. Smaller, crowded blocks will not make the area more attractive and will most likely come with other needs and issues that as yet haven't been considered.

We also express our concern and frustration over the lack of information provided to land owners and rate payers who will be affected by the future success of the Document Plan. Although you mention in the document that stakeholder and community consultation has been undertaken through workshops with the Project Reference Group established by your office, we, as well as the 20+ residents in attendance of the meeting on 22 February 2024 – the direct community concerned, were not made aware of these workshops or invited to attend same. In fact, this proposal was "hidden in plain sight" on the very bottom of the Council's website main page with no real aim at directing traffic to the downloadable and obscurely named document, nor was the proposal ever mentioned in the monthly Lockhart Shire news letter. How can you claim you such community consultation was appropriately undertaken?

As evidenced by our address, we would be directly affected by any sewerage system developments and this would be contrary to what we were advised by council prior to installing a new Eco-Septic System as per our development application in 2020. This system was purchased with a long term goal in mind knowing that it would reliably service and support our needs given that the Council was adamant they were not considering and would not be considering sewerage on the south side of the railway line. Our eco-septic system is maintained and on-reported to council quarterly by an appropriately qualified contractor as per regulations and was installed by a licensed supplier and plumber and inspected and approved by your own Council Inspector. The cost to install this system was substantial, approximately \$15,000. Our system manages not only our septic waste but also provides watering options for lawns and gardens and thereby saves us and the environment of the financial and physical costs of water supply now and in the future. This benefit would be lost and would in the future incur an additional cost to provide the watering needed.

Your document mentions in Section 9.2 that Public Health risks have been identified for the unserviced lots in South Lockhart. Sector 10-1 also notes "*Lockhart town – unserviced area Review/obtain performance data for southern part of Lockhart township (on septic systems) to support OSSMS desktop assessment identifying high public health risk.*" If said data does show risks, why is that not be addressed with the individual home owner where the risk is evident? Any such addresses where a potential health risk is evident should be

rectified by the individual owner/s and does not necessitate the action of development of a new sewerage line to support all homes currently in the area where other approved and fully functioning systems are in place.

Future growth is currently occurring on blocks that are not reduced in size in South Lockhart without expectation of sewerage being available. If there is no change in block sizes in South Lockhart, as proposed by the council then sewerage does not, and will not, need to be provided. The south side of Lockhart is a lovely open area; it doesn't improve the location at all to increase the density of housing. Council's existing planning and permission system can ensure any further new builds in South Lockhart are serviced by an approved, appropriately suitable, and modern Septic System.

Another area of great need in Lockhart is the total lack of urban Storm Water drains or any real system for management of excess water. With the current homes in place across the whole of Lockhart this already needs a review. If any major development is to be considered in Lockhart, South or North, East or West, storm water drainage or lack thereof desperately needs addressing. There are already major problems and health risks in times of heavy or constant rain and will be made even worse with runoff from any more homes built. The mosquitoes alone can be a serious health risk in times like these.

It is totally acceptable that growth will come, and needs to come, to Lockhart Shire. Any such growth should not be to the financial detriment of the existing land holders. Landowners who are managing a septic system within the rules and regulations of council currently need to be considered. The proposal details increased cost to the landowner; this is completely unwarranted given the correct management of the systems in place. The costs for us will increase in a number of ways:

1. \$530, initially increasing to \$655 by 2026 in Council Rates for Septic Connection. (We currently pay less for quarterly management and reporting. Our pump system runs off electricity and is virtually free due to our Solar System supply)
2. \$1,409 to connect to Sewerage (one off charge)
3. Unknown \$cost to have private plumbing connection from sewer point to home
4. Unknown cost to potentially maintain plumbing line between home and sewerage as and when necessary
5. Increased water usage costs for lawns and gardens (no longer having the grey water that an eco-septic produces)

If a new Sewerage System should go ahead we believe that the residents with existing well managed and maintained systems already in place, including new eco-systems, should be exempt from any charges at all relating to this development. That means No connection fee, No ongoing charge quarterly for service not being used or any other charges related to this proposal of service. If the sewerage proposal does not go ahead, new homes on appropriate size blocks can continue with development by utilising Eco-Septic Systems which will not provide any health risk if properly managed and reported on to council as previous mentioned.

We are strongly against the development of any sewerage system on the south side of Lockhart unless we can be guaranteed exemption for any costs associated with it while we maintain our eco septic system. We strongly support the proper management of the systems in place at individual properties as per the government legislation around Septic Systems.

Regards



George & Gaye Johnson  
0408 612 884

Emailed: [mail@lockhart.nsw.gov.au](mailto:mail@lockhart.nsw.gov.au)  
[fday@lockhart.nsw.gov.au](mailto:fday@lockhart.nsw.gov.au)

23rd February 2024

The General Manager  
Lockhart Shire Council  
PO Box 21  
LOCKHART NSW 2656

Dear Sir

**RE: Proposed Sewer South Lockhart -WRM22024**

As a land owner/resident of South Lockhart I wish to provide the following comments in objection to the proposed new sewerage plan for South Lockhart.

### **Reasons for objection**

**\*Costs** - TRB costs per year of sewerage to rate payers with dwelling per Lot (block of land) from 2023 as per proposal is \$530 to increase to \$655 by 2026/2027 per year. Connection fee is \$1409. Non dwelling residential Lot cost is \$268 per year. Non-residential \$268 to \$530. All these costs sewerage costs compared to the costs over the life span of a septic is far greater than the cost of maintaining and running septic which depending on type of septic and service periods approximately \$350 per year plus the electricity cost to run and a cost of pump out when required. Another expense which could be overlooked is if the pipes become clogged or broken from the boundary to dwelling, these repairs are at the cost of the land owner.

**\*Environmental** – Septics are well documented to be far more environmentally beneficial than sewerage. Sewer lines can become clogged or leak back into the soil causing contamination. Clogged lines disadvantages everyone on the line. Sewer plants are treated chemically which can be a contamination issue for the environment. Modern Septic systems are designed to capture and decompose sewerage in a way that does not put strain on nearby bodies of water or groundwater.

**\*Increased Water Costs** – Increased mains water usage for gardens and lawns which means increased water bills. Septic Systems on average save 1200l per day by reusing septic water for gardens and lawn thus saving on water usage and cost.

**\*Land Size**- Land sizes on South Lockhart south of Federal Street are minimum 2ha lots which is ideally suited to septic systems. Giving land owners the advantage managing their waste water use in gardens. Any reduction in lot sizes is not beneficial to the south side as small lifestyle blocks are required in Lockhart. Current purchases of these 2ha lots and larger selling very quickly with houses being built at present. The land surrounding is still productive farm land so reducing lot sizes not ideal. Smaller residential lots in Federal, Reid and Osborne streets have been operating septic successfully for years at low risk and comply as per council inspections and "low risk" status as per council website.



**\*New Septics-** Septics replaced approximately 5 or more recently at a cost of \$15000.00 or above have been installed and 2 new septics to be installed on the new house builds. These septics are council approved and environmentally friendly.

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South Lockhart south of Federal Street being lots with minimum size of 2ha and surrounded by larger farming land is in a good position to continue and expand its environmental waste management and cost savings with septics, water tanks, planting of native trees to continue the rural lifestyle appeal.

Regards

A handwritten signature in black ink, appearing to be 'KB', written in a cursive style.

Keith Burn

57 Federal Street

Lockhart NSW 2656

23rd February 2024

The General Manager  
Lockhart Shire Council  
PO Box 21  
LOCKHART NSW 2656

Dear Sir

**RE: Proposed Sewer South Lockhart -WRM22024**

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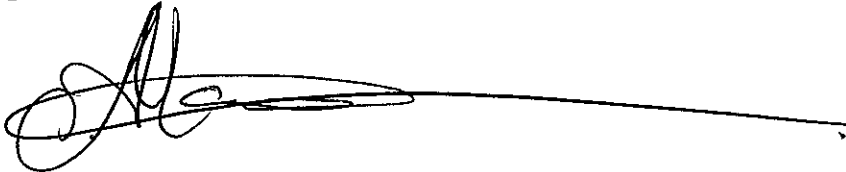
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**\*New Septics-** Septics replaced approximately 5 or more recently at a cost of \$15000.00 or above have been installed and 2 new septic tanks to be installed on the new house builds. These septic tanks are council approved and environmentally friendly.

Residents of South Lockhart are accepting of growth and sewer to Osborne, Reid and Federal Streets. But it should not financially disadvantage those with existing and compliant septic tanks (all South Lockhart septic tanks passed compliance inspection in 2023). Providing there can be compromises such as financial offsets eg "not connected no charge" for those owners of existing dwellings and compliant septic tanks as well as future built dwellings that have septic tanks installed prior to availability and access to sewer.

South Lockhart south of Federal Street being lots with minimum size of 2ha and surrounded by larger farming land is in a good position to continue and expand its environmental waste management and cost savings with septic tanks, water tanks, planting of native trees to continue the rural lifestyle appeal.

Regards

A handwritten signature in black ink, appearing to be 'Amanda Matthews', followed by a long horizontal line extending to the right.

**Amanda Matthews**

**60 Federal Street**

**Lockhart NSW 2656**

23rd February 2024

The General Manager  
Lockhart Shire Council  
PO Box 21  
LOCKHART NSW 2656

Dear Sir

**RE: Proposed Sewer South Lockhart -WRM22024**

As a land owner/resident of South Lockhart I wish to provide the following comments in objection to the proposed new sewerage plan for South Lockhart.

### **Reasons for objection**

**\*Costs** - TRB costs per year of sewerage to rate payers with dwelling per Lot (block of land) from 2023 as per proposal is \$530 to increase to \$655 by 2026/2027 per year. Connection fee is \$1409. Non dwelling residential Lot cost is \$268 per year. Non-residential \$268 to \$530. All these costs sewerage costs compared to the costs over the life span of a septic is far greater than the cost of maintaining and running septics which depending on type of septic and service periods approximately \$350per year plus the electricity cost to run and a cost of pump out when required. Another expense which could be overlooked is if the pipes become clogged or broken from the boundary to dwelling, these repairs are at the cost of the land owner.

**\*Environmental** – Septics are well documented to be far more environmentally beneficial than sewerage. Sewer lines can become clogged or leak back into the soil causing contamination. Clogged lines disadvantages everyone on the line. Sewer plants are treated chemically which can be a contamination issue for the environment. Modern Septic systems are designed to capture and decompose sewerage in a way that does not put strain on nearby bodies of water or groundwater.

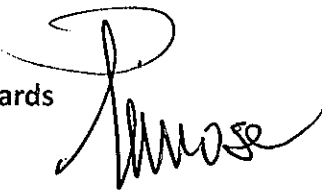
**\*Increased Water Costs** – Increased mains water usage for gardens and lawns which means increased water bills. Septic Systems on average save 1200l per day by reusing septic water for gardens and lawn thus saving on water usage and cost.

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South Lockhart south of Federal Street being lots with minimum size of 2ha and surrounded by larger farming land is in a good position to continue and expand its environmental waste management and cost savings with septics, water tanks, planting of native trees to continue the rural lifestyle appeal.

Regards  


**Hugh Primrose**

**Osborne Street**

**Lockhart NSW 2656**

23rd February 2024

The General Manager  
Lockhart Shire Council  
PO Box 21  
LOCKHART NSW 2656

Dear Sir

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Regards

*Ceryll H Power*

23rd February 2024

The General Manager  
Lockhart Shire Council  
PO Box 21  
LOCKHART NSW 2656

Dear Sir

**RE: Proposed Sewer South Lockhart -WRM22024**

As land owners and residents of South Lockhart, we support the following comments in objection to the proposed new sewerage plan for South Lockhart.

### **Reasons for objection**

**\*Costs** - TRB costs per year of sewerage to rate payers with dwelling per Lot (block of land) from 2023 as per proposal is \$530 to increase to \$655 by 2026/2027 per year. Connection fee is \$1409. Non dwelling residential Lot cost is \$268 per year. Non-residential \$268 to \$530. All these costs sewerage costs compared to the costs over the life span of a septic is far greater than the cost of maintaining and running septics which depending on type of septic and service periods approximately \$350per year plus the electricity cost to run and a cost of pump out when required. Another expense which could be overlooked is if the pipes become clogged or broken from the boundary to dwelling, these repairs are at the cost of the land owner.

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Of particular concern to us is the expectation that we will have to pay for proposed connections onto this new sewer regardless of the fact these new connections are not required nor intended to be used. The proposed reticulation layout indicates possible connections to the Northern end of our property. If the sewerage lines must be installed to service others, property owners should NOT be charged connection or service fees unless a connection is actually utilised.

Regards

DT & YM Brockwell

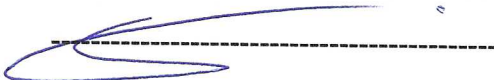
Day Street

Lockhart NSW 2656

Signature



Signature



# Petition

To The General Manager.

Lockhart Shire Council.

Green St Lockhart, NSW 2656

26/2/2024

*RE; Proposed Sewer, South Lockhart, -WRM22024*

We, The residents listed below, wish to lodge our extreme opposition to these proposed works.

## Reasons for this objection.

### Existing and New Septic systems:

Some residents have spent between \$10,000, to \$15,000 on new systems, and short of Council refunding these costs, would be well out of pocket.



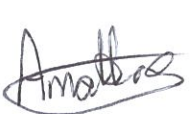









Most residents have recently had their existing systems inspected, ***At our Cost***, and were found to be compliant. Council knew of this current proposal, and still saw fit to charge residents an inspection fee. Council has not made mention of any reimbursement to residents who would be financially disadvantaged by this proposal.

Compliant septic systems use less water than current sewer systems. Water is a precious resource, and should be conserved where possible.

Some residents own many lots, and choose to live in South Lockhart for a more relaxed lifestyle. They should not be financially penalized for this choice. Some properties are rented, and a further unfair financial burden would have to be passed on to the tenants, further adding to some peoples cost of living struggles.

*Respectfully*

The Residents, South Lockhart.

|      |             |   |         |             |
|------|-------------|---|---------|-------------|
| Name | E. Butt     |    | Address | Reid St     |
| Name | R & C Parks |    | Address | Reid St     |
| Name | A. Matters  |    | Address | Reid St     |
| Name | D. Bovill   |    | Address | Reid St     |
| Name | M. Sims     |    | Address | Ferrier St  |
| Name | P. Hyde     |   | Address | Reid St     |
| Name | D. Norton   |  | Address | Hebden St   |
| Name | R. Lavender |  | Address | Reid St     |
| Name | D. Prest    |  | Address | Reid St     |
| Name | C. Randall  |  | Address | 92 Reid St  |
| Name | A. Clancy   |  | Address | Osbourne St |
| Name | T CARTER    |  | Address | REID ST.    |
| Name |             |   | Address |             |

**Sarah Jones**

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**From:** Tim Parker <Tim.Parker@jossgroup.com.au>  
**Sent:** Friday, 19 January 2024 11:22 AM  
**To:** Lockhart Shire Mail  
**Subject:** Submission: Integrated Water Cycle Management Strategy

Dear Lockhart Shire Council  
Attention: Austin Morris

I trust this email finds you well. I am writing in relation to the Integrated Water Cycle Management Strategy. I believe that extending the sewer infrastructure to Braithwaite's Lane / Yerong Street is pivotal for the successful implementation of the Water Cycle Management Strategy and would be consistent with the current Lockhart Housing Strategy recently put forward. Please consider the following points:

- Population Growth – The Lockhart Housing Strategy show potential significant growth to The Rock, mainly to the South of the Olympic highway and West of the town between the 2 railway lines of Braithwaite's Lane. The proposed extension of the pressure sewer only caters for the west part of The Rock

( Extract fro Lockhart-Shire-Council-IWCM-Strategy-draft pg 12)

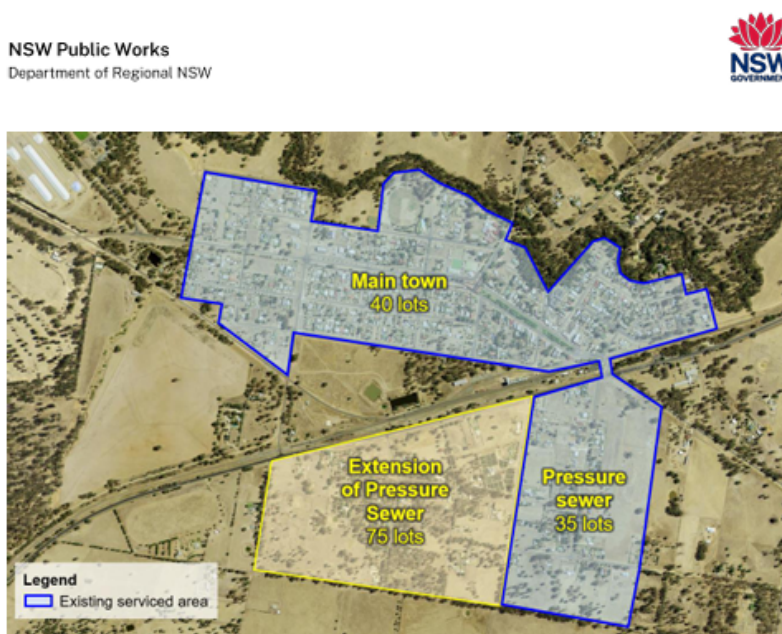
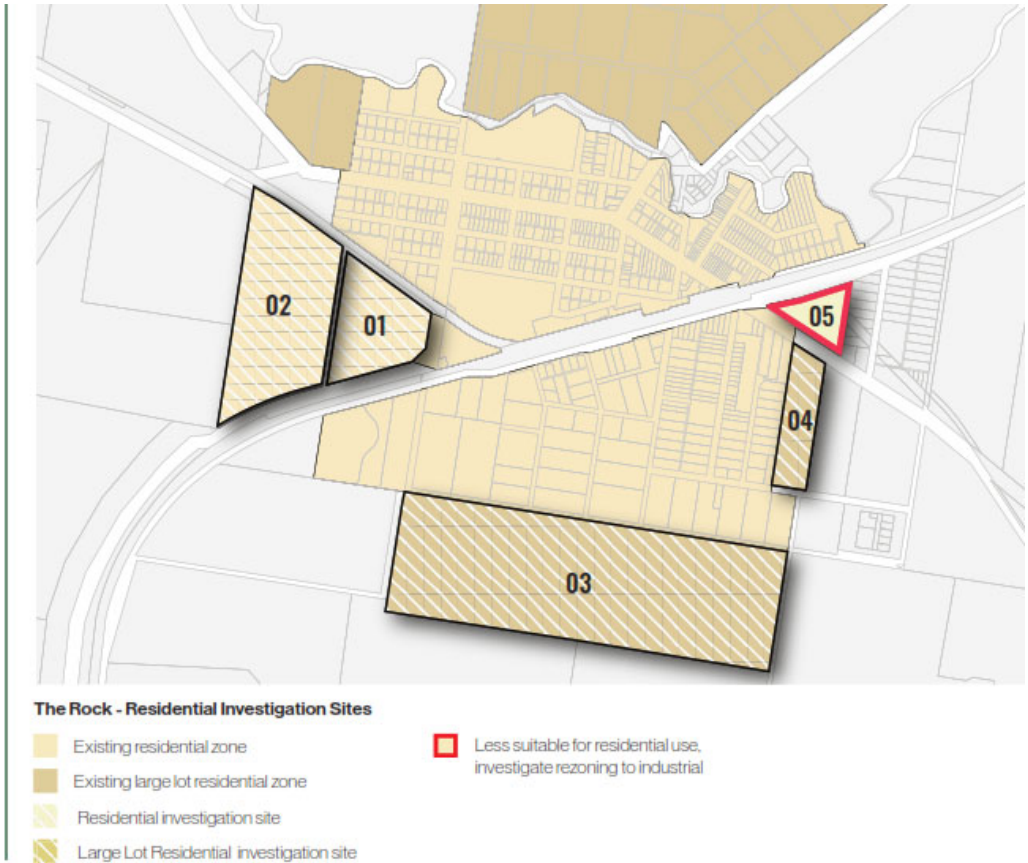


Figure 4-8: Spatial distribution of growth in the Rock showing residential dwellings

- Alignment with Water Cycle Management Strategy - The extension of sewer infrastructure is crucial to support to the towns growth, in order for this I believe that both the IWCMS and Housing Strategy should be inline with one another to achieves the goals of both reports.
- Proposed Extension - We kindly request clarification on whether the proposed sewer infrastructure can be extended to Braithwaite's Lane, this will fall inline with the scope of the current Housing Strategy Application which included rezoned RU1,E4 to RU5 Village . By way of the extention to this area will only increase the appitite for future investment to the town and create growth throughout the community. ( Area shown below 01 Lot 1 & 4 DP194750)

(Extract from Local-Housing-Employment-Strategy-Final-20-03-23 pg 73 below)



- (Extract from Local-Housing-Employment-Strategy-Final-20-03-23 pg 87 below)

| Key residential investigation site amendments     |                  |   |                          |
|---|------------------|---|--------------------------|
| Site Description                                  | Lot              | Zone from:                                      | Zone to:                 |
| Residential Land<br>The Rock Investigation Site 1 | Lot 1 DP194750   | RU1 Primary Production                          | RU5 Village              |
|   | Lot 4 DP 194750  | E4 General Industrial                           | RU5 Village              |
|   | Lot 1 DP 782280  | RU1 Primary Production                          | RU5 Village              |
| Residential Land<br>The Rock Investigation Site 2 | Lot 2, DP 194750 | RU1 Primary Production                          | RU5 Village              |
|   | Lot 3, DP 194750 | E4 General Industrial<br>RU1 Primary Production | RU5 Village              |
| Residential Land<br>The Rock Investigation Site 4 | Lot 1 DP 327732  | RU1 Primary Production                          | R5 Large Lot Residential |
|   | Lot 1 DP 327731  | RU1 Primary Production                          | R5 Large Lot Residential |
|   | Lot 5 DP 1096060 | RU1 Primary Production                          | R5 Large Lot Residential |

I believe that prioritizing the extension of sewer infrastructure to Braithwaite's Lane / Yearong St will contribute positively to the overall development and sustainability of our community. Your attention to this matter is highly valued, and we look forward to a positive outcome and growth to the township of The Rock.

Thank you for your time and consideration, please feel free to contact me should you have any further questions.

Sincerely,

Tim Parker  
0409 030 821