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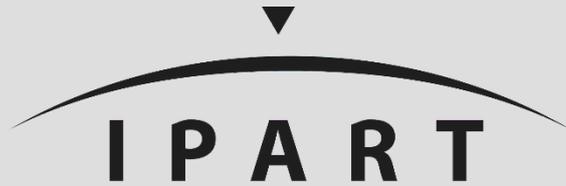
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Independent Pricing and Regulatory Tribunal
New South Wales

Hunter Water Corporation

**Maximum prices for water, sewerage, stormwater
drainage and other services from 1 July 2020**

Final Determination

June 2020

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Tribunal Members

The Tribunal members for this review are:

Dr Paul Paterson, Chair

Ms Deborah Cope

Ms Sandra Gamble

Enquiries regarding this document should be directed to a staff member:

Sheridan Rapmund (02) 9290 8430

Nadja Daellenbach (02) 9290 8407

Contents

Tribunal Members	iii
Preliminary	1
1 Application of this determination	1
2 Commencement and term of this determination	1
3 Replacement of 2016 Determination	2
4 Pricing schedules	2
5 Legislative background	2
Schedule 1 Water Supply Services	4
1 Maximum prices for Water Supply Services	4
2 Water supply service charge	4
3 Water usage charge	6
4 Discretionary services charge (Customer supported programs)	10
5 Residual water usage charge for Common Property	11
Schedule 2 Sewerage Services	12
1 Maximum prices for Sewerage Services	12
2 Sewerage service charge	12
3 Sewerage usage charge	15
Schedule 3 Stormwater Drainage Services	18
1 Maximum prices for Stormwater Drainage Services	18
2 Maximum prices for Properties within a Non-Residential Multi-Premises	18
Schedule 4 Trade Waste Services	20
1 Maximum prices from the Commencement Date to 30 June 2021	20
2 Maximum prices for Major Agreement Customers	20
3 Maximum prices for Moderate Agreement Customers	21
4 Maximum prices for Minor Agreement Customers	22
5 Maximum prices for Tanker Agreement Customers	22
Schedule 5 Miscellaneous Customer Services	25
1 Maximum prices for Miscellaneous Customer Services	25
Schedule 6 Statement of reasons for setting methodologies	29
1 Legislative framework	29
2 Statement of reasons	29
Schedule 7 Definitions and interpretation	30
1 Definitions	30
2 Interpretation	37



Preliminary

1 Application of this determination

1.1 This determination applies to Monopoly Services

This determination fixes maximum prices or sets methodologies for fixing maximum prices for the following services provided by Hunter Water:

- (a) Water Supply Services;
- (b) Sewerage Services;
- (c) Stormwater Drainage Services;
- (d) Trade Waste Services; and
- (e) Miscellaneous Customer Services,
(together, the **Monopoly Services**).

1.2 Some services are excluded from the scope of this determination

This determination does not apply to:

- (a) Water Supply Services and Sewerage Services provided pursuant to a Negotiated Services Agreement;
- (b) any services to which the 2017 Wholesale Services Determination applies;
- (c) bulk water transfers between Hunter Water and the Central Coast Council to which the 2019 Bulk Water Transfer Determination applies;
- (d) an Infrastructure Service provided to an access seeker pursuant to an access agreement under section 39 of the WIC Act or to an access determination under section 40 of the WIC Act;
- (e) the supply of recycled water by Hunter Water;
- (f) the supply of Raw Water by Hunter Water other than supply to a Raw Water Property; and
- (g) any Miscellaneous Customer Services not listed in Table 5.1.

2 Commencement and term of this determination

- (a) This determination commences on the later of:
 - (1) 1 July 2020; and
 - (2) the date that it is published in the NSW Government Gazette (**Commencement Date**).

- (b) Maximum prices will continue to be calculated in accordance with this determination beyond 30 June 2024 until this determination is revoked or replaced. For the purpose of calculating maximum prices beyond 30 June 2024, the relevant figures from each Table of this determination, as necessary, are those for the Period from 1 July 2023 to 30 June 2024.

3 Replacement of 2016 Determination

- (a) This determination replaces the 2016 Determination.
- (b) For the avoidance of doubt, this determination does not replace the 2019 Bulk Water Transfer Determination or the 2017 Wholesale Services Determination.

[Note: The prices under the 2016 Determination for Trade Waste Services from 1 July 2019 to 30 June 2020 are referred to in setting prices under this determination for Trade Waste Services from the Commencement Date to 30 June 2021 (see clause 1 of Schedule 4).]

4 Pricing schedules

The schedules listed in Table P.1 below set out the maximum prices that Hunter Water may charge for supplying the Monopoly Services.

Table P.1 Pricing schedules

Schedule	Monopoly Services to which the schedule applies
Schedule 1	Water Supply Services
Schedule 2	Sewerage Services
Schedule 3	Stormwater Drainage Services
Schedule 4	Trade Waste Services
Schedule 5	Miscellaneous Customer Services

5 Legislative background

5.1 IPART may set maximum prices for government monopoly services supplied by specified government agencies

Section 11(1)(a) of the IPART Act provides IPART with a standing reference for the determination of maximum prices for government monopoly services supplied by a government agency specified in Schedule 1 to the IPART Act.

5.2 The Monopoly Services are government monopoly services

The Monopoly Services are government monopoly services because they fall within the scope of the Order.

5.3 Hunter Water is included in Schedule 1 to the IPART Act

Hunter Water is a government agency for which IPART has a standing reference to set maximum prices for government monopoly services because it is included in Schedule 1 to the IPART Act.

5.4 IPART has set a methodology for some prices, rather than fixing a maximum price

This determination fixes the maximum price for some services and sets a methodology for fixing the maximum price for other services. IPART's reasons for setting a methodology for fixing some maximum prices are set out in Schedule 6.

Schedule 1 Water Supply Services

1 Maximum prices for Water Supply Services

- (a) The maximum price that Hunter Water may levy for supplying Water Supply Services to a Property (other than an Unconnected Property or Raw Water Property) in a Period is the amount calculated as follows:

$$MP_{WSS} = SC_{WSS} + UC_{WSS} + DSC$$

Where:

MP_{WSS} means the maximum price that Hunter Water may levy for supplying Water Supply Services to a Property in a Period;

SC_{WSS} means the water supply service charge applicable to the Property in the Period, calculated in accordance with clause 2;

UC_{WSS} means the water usage charge applicable to the Property in the Period, calculated in accordance with clause 3; and

DSC means the discretionary services charge applicable to the Property in the Period, calculated in accordance with clause 4.

- (b) The maximum price that Hunter Water may levy for supplying Water Supply Services to an Unconnected Property is \$0.
- (c) The maximum price that Hunter Water may levy for supplying Water Supply Services to a Raw Water Property in a Period is the water usage charge applicable to the Property in the Period, calculated in accordance with clause 3.

2 Water supply service charge

2.1 Standard water supply service charge

- (a) Subject to clauses 2.2 and 2.3, the water supply service charge applicable to a Property in a Period is the sum of the water supply service charges for each Meter that serves the Property in the Period.

[Note: Clause 2.2(a) deems certain properties to have a single 20mm Meter and clause 2.3 apportions the water supply service charge for a Common Meter between the Properties served by that Common Meter.]

[Note: A Non-Residential Property in a Multi-Premises that has an Individual Meter downstream of a Common Meter is served by that Individual Meter and not by the Common Meter: see clause 2.5(b) of Schedule 7.]

- (b) The water supply service charge applicable to a Meter that measures the supply of Potable Water is the water supply service charge in Table 1.1 for the applicable Meter size and applicable Period.

- (c) The water supply service charge applicable to a Meter that measures the supply of Raw Water is \$0.

2.2 Certain properties are deemed to have a single 20mm Meter

- (a) For the purposes of clause 2.1(a), the following categories of Property are deemed to have a single 20mm Meter that measures the supply of Potable Water:
- (1) each Residential Property;
 - (2) each Non-Residential Property within a Mixed Multi-Premises that is served by a Common Meter; and
 - (3) each Unmetered Property.

[Note: A Non-Residential Property in a Mixed Multi-Premises that has an Individual Meter downstream of a Common Meter is served by that Individual Meter and not by the Common Meter: see clause 2.5 of Schedule 7.]

- (b) Where all Properties served by a Common Meter are deemed to have a single 20mm Meter under clause 2.2(a), the water supply service charge for that Common Meter is \$0.

2.3 The water supply service charge for a Common Meter is to be apportioned between the Properties served by the Common Meter

- (a) This clause applies to a Property that:
- (1) is served by one or more Common Meters; and
 - (2) is not deemed to have a single 20mm Meter under clause 2.2(a).

[Note: A Non-Residential Property in a Multi-Premises that has an Individual Meter downstream of a Common Meter is served by that Individual Meter and not by the Common Meter: see clause 2.5 of Schedule 7.]

- (b) The water supply service charge applicable to a Property under this clause 2.3 for each Common Meter that serves the Property and measures the supply of Potable Water is a portion, as reasonably determined by Hunter Water, of the water supply service charge in Table 1.1 for that Meter in the applicable Period.
- (c) Subject to clause 2.3(d), the portion referred to in clause 2.3(b) must be determined by Hunter Water such that the sum of the portions for the Properties served by a particular Common Meter equals:
- (1) the water supply service charge in Table 1.1 for the Common Meter, less
 - (2) the water supply service charges for any Individual Meters that are downstream of the Common Meter.

[Note: For example, Hunter Water may charge each Property based on unit entitlement or the number of Properties in the Multi-Premises]

- (d) Where, but for this clause 2.3(d), the application of clause 2.3(c) would result in a negative water supply service charge, the water supply service charge applicable to the Property for the Common Meter is \$0.

[Note: Clause 2.3(d) would apply where the total water supply service charge for all Individual Meters downstream of a Common Meter would, under clause 2.3(c), be greater than the water supply service charge for the Common Meter.]

Table 1.1 Water supply service charges

Meter size	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
20mm	24.26	24.26 x CPI ₁	24.26 x CPI ₂	24.26 x CPI ₃
25mm	37.91	37.91 x CPI ₁	37.91 x CPI ₂	37.91 x CPI ₃
32mm	62.11	62.11 x CPI ₁	62.11 x CPI ₂	62.11 x CPI ₃
40mm	97.04	97.04 x CPI ₁	97.04 x CPI ₂	97.04 x CPI ₃
50mm	151.63	151.63 x CPI ₁	151.63 x CPI ₂	151.63 x CPI ₃
80mm	388.16	388.16 x CPI ₁	388.16 x CPI ₂	388.16 x CPI ₃
100mm	606.50	606.50 x CPI ₁	606.50 x CPI ₂	606.50 x CPI ₃
Other Meter sizes	<i>(Meter size in mm)² × water supply service charge for a 20mm Meter for the applicable Period</i>			

400

3 Water usage charge

3.1 Standard water usage charge

The water usage charge applicable to a Property in a Period is the amount calculated as follows:

$$\begin{aligned}
 UC_{WSS} = & \left[VN_{PW} \times UC_{PW} \right] \quad \left. \vphantom{VN_{PW}} \right\} \text{ Non-Drought Response Days; Potable Water} \\
 & + \left[VD_{PW} \times (UC_{PW} + UC_{Uplift}) \right] \quad \left. \vphantom{VD_{PW}} \right\} \text{ Drought Response Days; Potable Water} \\
 & + \left[VN_{RW} \times UC_{RW} \right] \quad \left. \vphantom{VN_{RW}} \right\} \text{ Non-Drought Response Days; Raw Water} \\
 & + \left[VD_{RW} \times (UC_{RW} + UC_{Uplift}) \right] \quad \left. \vphantom{VD_{RW}} \right\} \text{ Drought Response Days; Raw Water} \\
 & - \left[HV_{PW} \times UC_{Discount} \right] \quad \left. \vphantom{HV_{PW}} \right\} \text{ High volume discount; Potable Water}
 \end{aligned}$$

Where:

UC_{WSS} means the water usage charge applicable to a Property in a Period;

VN_{PW} means the volume (in kilolitres) of Potable Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 3.2(a);

UC_{PW} means the charge per kilolitre of Potable Water in Table 1.2 for the Period;

VD_{PW} means the volume (in kilolitres) of Potable Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 3.2(b);

UC_{Uplift} means the uplift to the Potable Water and Raw Water usage charges on Drought Response Days in Table 1.2 for the Period;

VN_{RW} means the volume (in kilolitres) of Raw Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 3.2(h);

UC_{RW} means the charge per kilolitre of Raw Water specified in Table 1.2 for the Period;

VD_{RW} means the volume (in kilolitres) of Raw Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 3.2(h);

HV_{PW} means:

- (a) in the case of a Non-Residential Property – the volume (in kilolitres) of Potable Water supplied to the Property in the Period in excess of 50,000 kilolitres; and
- (b) in any other case – zero kilolitres; and

$UC_{Discount}$ means the discount per kilolitre of Potable Water supplied to the Property in the Period in excess of 50,000 kilolitres in Table 1.3 for the Period and applicable location.

[Note: The high volume discount is being reduced over the term of this determination.]

3.2 Calculation of usage volumes

Total volume of Potable Water supplied to a Property in a Period

- (a) The volume (in kilolitres) of Potable Water supplied to a Property in a Period on Non-Drought Response Days (VN_{PW}) is the sum of the volumes (in kilolitres) of Potable Water supplied to that Property on each day of the Period that is a Non-Drought Response Day.
- (b) The volume (in kilolitres) of Potable Water supplied to a Property in a Period on Drought Response Days (VD_{PW}) is the sum of the volumes (in kilolitres) of Potable Water supplied to that Property on each day of the Period that is a Drought Response Day.

[Note: Where data showing the volume of Potable Water supplied to a Property is not available on a daily basis in respect of a Meter Reading Period, clause 3.2(g) provides for a deemed amount of water to have been supplied on each day of the Meter Reading Period.]

Volume of Potable Water supplied to a Property on a particular day

- (c) Subject to clause 3.2(g), and for the purposes of clause 3.2(a) and 3.2(b), the volume of Potable Water supplied to a Property on a day is the amount calculated as follows:

$$V_{PW} = IM_{PW} + CM_{PW} + UM_{PW}$$

Where:

V_{PW} means the volume (in kilolitres) of Potable Water supplied to a Property on a day;

IM_{PW} means:

- (1) in the case of a Property served by one or more Individual Meters – the sum of the volumes (in kilolitres) of Potable Water supplied to the Property on that day, as measured by each Individual Meter; and
- (2) in any other case – zero kilolitres;

CM_{PW} means:

- (1) in the case of a Property served by one or more Common Meters – the volume (in kilolitres) of Potable Water deemed to have been supplied to the Property on that day under clause 3.2(d); and
- (2) in any other case – zero kilolitres; and

[Note: A Non-Residential Property in a Multi-Premises that has an Individual Meter downstream of a Common Meter is served by that Individual Meter and not by the Common Meter: see clause 2.5 of Schedule 7.]

UM_{PW} means:

- (1) in the case of a Property that was an Unmetered Property on that day – the volume (in kilolitres) of Potable Water deemed to have been supplied to the Property on that day under clause 3.2(f); and
 - (2) in any other case – zero kilolitres.
- (d) Subject to clause 3.2(e), for each Common Meter that serves a Property, the Property is deemed to have been supplied the volume (in kilolitres) of Potable Water reasonably determined by Hunter Water for that day.
- (e) The sum of the volumes determined by Hunter Water under clause 3.2(d) for the Properties served by a particular Common Meter must not exceed:
- (1) the total volume (in kilolitres) of Potable Water supplied by Hunter Water to those Properties on that day as measured by the Common Meter; less
 - (2) the total volume (in kilolitres) of Potable Water measured by any Individual Meters that are downstream of the Common Meter on that day.
- (f) For each day of any Unmetered Period, a Property is deemed to have been supplied the volume of Potable Water calculated as follows:

$$UM_{PW} = \begin{cases} \frac{PV_{PW}}{PD_{PW}} & \text{if there is a Previous Metered Period} \\ \frac{180}{365} & \text{if there is not a Previous Metered Period} \end{cases}$$

Where:

UM_{PW} means the volume (in kilolitres) of Potable Water deemed to have been supplied to the Unmetered Property for each day of the Unmetered Period;

PV_{PW} means the total volume (in kilolitres) of Potable Water supplied over the Previous Metered Period; and

PD_{PW} means the total number of days in the Previous Metered Period for Potable Water.

[Note: Previous Metered Period means the most recent period for which there is actual metering data that, in Hunter Water's opinion, reasonably reflects the seasonal water usage at the relevant Property].

[Note: Under clause 2.6(c)(1) of Schedule 7, the water usage charge for a Long Term Unmetered Property is to be treated as part of the water supply service charge for the purposes of the Hunter Water Act and Hunter Water's customer contract.]

Deemed volume where daily data is not available

(g) Where data showing the volume of Potable Water supplied to a Property, Common Property or a Metered Standpipe is not available on a daily basis in respect of a Meter Reading Period, the volume of Potable Water supplied to that Property, Common Property or Metered Standpipe on each day of that Meter Reading Period is deemed to be equal to:

- (1) the total volume of water supplied to that Property, Common Property or Metered Standpipe during that Meter Reading Period; divided by
- (2) the number of days in the Meter Reading Period.

[Example: A Meter Reading Period has 90 days and Hunter Water supplied 900kL of Potable Water to a Property during that 90 days. Data showing the volume of Potable Water supplied to that Property is not available on a daily basis. The volume of water deemed to have been supplied by Hunter Water to the Property on each day of the Meter Reading Period is 10kL.]

[Note: Clause 2.6(b) of Schedule 7 provides for the pro-rating of a Meter Reading Period where it spans more than one Period.]

Total volume of Raw Water over the Period

(h) For the purposes of clause 3.1, the volumes of Raw Water supplied to a Property in a Period on Non-Drought Response Days (VN_{RW}) and on Drought Response Days (VD_{RW}) are the volumes that would be calculated under clauses 3.2(a) to 3.2(g) if those clauses were modified as follows:

- (1) each reference to 'Potable Water' is changed to 'Raw Water'; and
- (2) for each day of any Unmetered Period for which there is not a Previous Metered Period, the volume of Raw Water deemed to have been supplied to the Property is zero kilolitres.

3.3 Water usage charge for Metered Standpipes

The water usage charge applicable to a Metered Standpipe in a Period is the amount that would be calculated under clauses 3.1 and 3.2 if those clauses were modified as follows:

- (a) each reference to a 'Property' is changed to a 'Metered Standpipe';
- (b) the volume of water supplied to a Metered Standpipe on a day is the amount measured by the Metered Standpipe on that day; and
- (c) where data showing the volume of Potable Water or Raw Water supplied to a Metered Standpipe is not available on a daily basis in respect of a Meter Reading Period, the volume of water deemed to have been supplied on each day of the Meter Reading Period will be calculated in accordance with clause 3.2(g).

Table 1.2 Water usage charges

	1 July 2020 to 30 June 2021 (\$ per kL)	1 July 2021 to 30 June 2022 (\$ per kL)	1 July 2022 to 30 June 2023 (\$ per kL)	1 July 2023 to 30 June 2024 (\$ per kL)
Potable Water	2.46	2.49 x CPI ₁	2.51 x CPI ₂	2.54 x CPI ₃
Raw Water	0.38	0.38 x CPI ₁	0.38 x CPI ₂	0.38 x CPI ₃
Uplift on Drought Response Days	0.44	0.44 x CPI ₁	0.44 x CPI ₂	0.44 x CPI ₃

Table 1.3 High volume water usage discount

	1 July 2020 to 30 June 2021 (\$ per kL)	1 July 2021 to 30 June 2022 (\$ per kL)	1 July 2022 to 30 June 2023 (\$ per kL)	1 July 2023 to 30 June 2024 (\$ per kL)
Dungog	0.48	0.36 x CPI ₁	0.24 x CPI ₂	0.12 x CPI ₃
Kurri Kurri	0.02	0.02 x CPI ₁	0.01 x CPI ₂	0.01 x CPI ₃
Lookout	0.16	0.12 x CPI ₁	0.08 x CPI ₂	0.04 x CPI ₃
Newcastle	0.22	0.17 x CPI ₁	0.11 x CPI ₂	0.06 x CPI ₃
Seaham-Hexham	0.43	0.32 x CPI ₁	0.22 x CPI ₂	0.11 x CPI ₃
South Wallsend	0.11	0.09 x CPI ₁	0.06 x CPI ₂	0.03 x CPI ₃
Tomago- Kooragang	0.48	0.36 x CPI ₁	0.24 x CPI ₂	0.12 x CPI ₃
Other locations	0.00	0.00	0.00	0.00

4 Discretionary services charge (Customer supported programs)

- (a) The discretionary services charge for a Residential Property (other than a Residential Property that has no capital improvements, is Vacant Land, or is within a Mixed Multi-Premises) is the sum of the charges in Table 1.4 for the applicable Period.
- (b) The discretionary services charge is \$0 for:
 - (1) a Non-Residential Property;

- (2) a Residential Property that has no capital improvements or is Vacant Land; and
- (3) a Residential Property that is within a Mixed Multi-Premises.

[Note: The discretionary services charge is a charge to recover the costs of customer supported programs.]

[Note: Hunter Water may include a separate item for customer supported programs on customers' bills.]

Table 1.4 Discretionary services charge

Customer supported programs	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Irrigation of public spaces	0.73	0.73 x CPI ₁	0.73 x CPI ₂	0.73 x CPI ₃
Stormwater amenity improvement	0.97	0.97 x CPI ₁	0.97 x CPI ₂	0.97 x CPI ₃

5 Residual water usage charge for Common Property

- (a) This clause applies to Common Property that is served by a Common Meter where:
 - (1) every Property downstream of the Common Meter is served by an Individual Meter; and
 - (2) the volume of water measured by the Common Meter is greater than the sum of the volumes measured by each Individual Meter that is downstream of the Common Meter over the same Period.
- (b) The maximum price that Hunter Water may levy for supplying Water Supply Services to a Common Property to which this clause applies in a Period is the amount that would be calculated under clauses 3.1 and 3.2 as if the Common Property were a Property, provided that:
 - (1) the volume of water deemed to have been supplied to the Common Property on a day is the amount measured by the Common Meter on that day less the amount measured by each Individual Meter that is downstream of the Common Meter on that day; and
 - (2) where data showing the volume of Potable Water or Raw Water supplied to a Common Property is not available on a daily basis in respect of a Meter Reading Period, the volume of water deemed to have been supplied on each day of the Meter Reading Period will be calculated in accordance with clause 3.2(g).

Schedule 2 Sewerage Services

1 Maximum prices for Sewerage Services

- (a) The maximum price that Hunter Water may levy for supplying Sewerage Services to a Property (other than an Unconnected Property) in a Period is the amount calculated as follows:

$$MP_{SS} = SC_{SS} + UC_{SS}$$

Where:

MP_{SS} means the maximum price that Hunter Water may levy for supplying Sewerage Services to a Property in a Period;

SC_{SS} means the sewerage service charge applicable to that Property in the Period, calculated in accordance with clause 2; and

UC_{SS} means the sewerage usage charge applicable to that Property in the Period, calculated in accordance with clause 3.

- (b) The maximum price that Hunter Water may levy for supplying Sewerage Services to an Unconnected Property is \$0.

2 Sewerage service charge

2.1 Standard sewerage service charge

- (a) Subject to clauses 2.2 and 2.3, the sewerage service charge (SC_{SS}) applicable to a Property (other than a Transition Property) in a Period is the sum of the adjusted sewerage service charges for each Meter (MSC_{SS}) that serves the Property in the Period.

[Note: Clause 2.2(a) deems certain properties to have a single 20mm Meter and clause 2.3 apportions the unadjusted sewerage service charge for a Common Meter between the Properties served by that Common Meter.]

[Note: A Transition Property is: (a) any Non-Residential Property within a Mixed Multi-Premises that is served by one or more Common Meters; and (b) any Residential Property within a Multi-Premises except for a Residential Property that is a Community Development Standalone House.]

[Note: A Non-Residential Property in a Multi-Premises that has an Individual Meter downstream of a Common Meter is served by that Individual Meter and not by the Common Meter: see clause 2.5 of Schedule 7.]

- (b) Subject to clause 2.4, the adjusted sewerage service charge applicable to a particular Meter in a Period is the amount calculated as follows:

$$MSC_{SS} = USC \times DF_S$$

Where:

MSC_{SS} means the adjusted sewerage service charge applicable to the Meter in the Period;

USC means the unadjusted sewerage service charge in Table 2.1 for the applicable Meter size in the Period; and

DF_S means:

- (1) in the case of a Transition Property or a Property deemed to have a single 20mm Meter under clause 2.2—75%;
- (2) in the case of a Common Meter that serves a Non-Residential Property in a Non-Residential Multi-Premises—the percentage of water supplied to that Non-Residential Multi-Premises that Hunter Water estimates is discharged into the Sewerage System; and
- (3) in any other case—the percentage of water supplied to the relevant Property that Hunter Water estimates is discharged into the Sewerage System.

[Note: Clause 2.4 sets a minimum adjusted sewerage service charge for Meters exclusively serving Non-Residential Properties and Non-Residential Multi-Premises.]

[Note: The discharge factor (*DF_S*) approximates the percentage of a customer's water consumption that is discharged in the Sewerage System.]

[Note: A Non-Residential Property in a Multi-Premises that has an Individual Meter downstream of a Common Meter is served by that Individual Meter and not by the Common Meter: see clause 2.5 of Schedule 7.]

- (c) The sewerage service charge (*SC_{SS}*) applicable to a Transition Property is the adjusted sewerage service charge (*MSC_{SS}*) calculated using the formula in clause 2.1(b) except that *USC* means the unadjusted sewerage service charge in Table 2.1 for a Transition Property in the Period.

2.2 Certain properties are deemed to have a single 20mm Meter

- (a) For the purposes of clause 2.1(a), the following categories of Property are deemed to have a single 20mm Meter:
 - (1) each Residential Property that is not within a Multi-Premises;
 - (2) each Community Development Standalone House; and
 - (3) each Unmetered Property.
- (b) Where all Properties served by a Common Meter are Transition Properties or Properties deemed to have a single 20mm Meter under clause 2.2(a), the sewerage service charge for that Common Meter is \$0.

2.3 The unadjusted sewerage service charge for a Common Meter is to be apportioned between the Properties served by the Common Meter

- (a) This clause applies to a Property that:
- (1) is served by one or more Common Meters;
 - (2) is not deemed to have a single 20mm Meter under clause 2.2(a); and
 - (3) is not a Transition Property.

[Note: A Non-Residential Property in a Multi-Premises that has an Individual Meter downstream of a Common Meter is served by that Individual Meter and not by the Common Meter: see clause 2.5 of Schedule 7.]

- (b) The unadjusted sewerage service charge applicable to a Property under this clause 2.3 for each Common Meter that serves the Property is a portion, as reasonably determined by Hunter Water, of the unadjusted sewerage service charge in Table 2.1 for that Meter in the applicable Period.
- (c) The portion referred to in clause 2.3(b) must be determined by Hunter Water such that the sum of the portions for the Properties served by a particular Common Meter does not exceed:
- (1) the unadjusted sewerage service charge in Table 2.1 for the Common Meter; less
 - (2) the unadjusted sewerage service charges for any Individual Meters that are downstream of the Common Meter.

2.4 There is a minimum adjusted sewerage service charge for some Meters

- (a) This clause applies to the following Meters:
- (1) any Individual Meter that serves a Non-Residential Property; and
 - (2) any Common Meter that serves a Non-Residential Multi-Premises.
- (b) The adjusted sewerage service charge for a Meter to which this clause 2.4 applies is the greater of:
- (1) the adjusted sewerage service charge applicable to a Property deemed to have a single 20mm Meter under clause 2.2(a); and
 - (2) the adjusted sewerage service charge for that Meter that would apply but for this clause 2.4.

Table 2.1 Unadjusted sewerage service charges

Meter size or Property type	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Transition Property	694.54	714.97 x CPI ₁	735.39 x CPI ₂	755.82 x CPI ₃
20mm	817.10	817.10 x CPI ₁	817.10 x CPI ₂	817.10 x CPI ₃
25mm	1,276.72	1,276.72 x CPI ₁	1,276.72 x CPI ₂	1,276.72 x CPI ₃
32mm	2,091.78	2,091.78 x CPI ₁	2,091.78 x CPI ₂	2,091.78 x CPI ₃
40mm	3,268.40	3,268.40 x CPI ₁	3,268.40 x CPI ₂	3,268.40 x CPI ₃
50mm	5,106.88	5,106.88 x CPI ₁	5,106.88 x CPI ₂	5,106.88 x CPI ₃
80mm	13,073.60	13,073.60 x CPI ₁	13,073.60 x CPI ₂	13,073.60 x CPI ₃
100mm	20,427.50	20,427.50 x CPI ₁	20,427.50 x CPI ₂	20,427.50 x CPI ₃
Other Meter sizes	<i>(Meter size in mm)² × sewerage service charge for a 20mm Meter for the applicable Period</i>			
	400			

3 Sewerage usage charge

3.1 Standard sewerage usage charge

The sewerage usage charge applicable to a Property in a Period is the amount calculated as follows:

$$UC_{SS} = V_S \times UC_S$$

Where:

UC_{SS} means the sewerage usage charge applicable to the Property in the Period;

V_S means:

- (a) in the case of a Property served by a Sewage Meter – the volume (in kilolitres) of sewage discharged from the Property into the Sewerage System in the Period as measured by the Sewage Meter; and
- (b) in any other case, the volume (in kilolitres) of sewage deemed to have been discharged from the Property into the Sewerage System in the Period, calculated in accordance with clause 3.2; and

UC_S means the charge per kilolitre of sewage discharged into the Sewerage System in Table 2.3 for the Period.

[Note: Under clause 2.6(c)(2) of Schedule 7, the sewerage usage charge for a Transition Property or any Property deemed to have a single 20mm Meter under clause 2.2(a) is to be treated as part of the sewerage service charge.]

3.2 Calculation of discharge volumes

The volume (in kilolitres) of sewage deemed to have been discharged from a Property into the Sewerage System in a Period is:

- (a) in the case of a Residential Property or an Unmetered Property, where neither is a Transition Property – 120 kilolitres;
- (b) in the case of a Transition Property – the volume specified in Table 2.2 for the applicable Period; and
- (c) in any other case – the volume calculated as follows:

$$V_S = (VN_{PW} + VD_{PW} + VN_{RW} + VD_{RW}) \times DF_S$$

Where:

V_S means the volume (in kilolitres) of sewage deemed to have been discharged from the Non-Residential Property into the Sewerage System in the Period;

VN_{PW} means the volume (in kilolitres) of Potable Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 3.2(a) of Schedule 1;

VD_{PW} means the volume (in kilolitres) of Potable Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 3.2(b) of Schedule 1;

VN_{RW} means the volume (in kilolitres) of Raw Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 3.2(h) of Schedule 1;

VD_{RW} means the volume (in kilolitres) of Raw Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 3.2(h) of Schedule 1; and

DF_S means:

- (1) in the case of a Non-Residential Property in a Non-Residential Multi-Premises served by a Common Meter – the percentage of water supplied to that Non-Residential Multi-Premises that Hunter Water estimates is discharged into the Sewerage System; and
- (2) in any other case – the percentage of water supplied to that Property that Hunter Water estimates is discharged into the Sewerage System.

Table 2.2 Deemed discharge volume for Transition Properties

	1 July 2020 to 30 June 2021 (kL)	1 July 2021 to 30 June 2022 (kL)	1 July 2022 to 30 June 2023 (kL)	1 July 2023 to 30 June 2024 (kL)
Deemed discharge volume	102	105	108	111

Table 2.3 Sewerage usage charges

	1 July 2020 to 30 June 2021 (\$ per kL)	1 July 2021 to 30 June 2022 (\$ per kL)	1 July 2022 to 30 June 2023 (\$ per kL)	1 July 2023 to 30 June 2024 (\$ per kL)
Sewerage usage charge	0.68	0.68 x CPI ₁	0.68 x CPI ₂	0.68 x CPI ₃

Schedule 3 Stormwater Drainage Services

1 Maximum prices for Stormwater Drainage Services

Subject to clause 2, the maximum price that Hunter Water may levy for supplying Stormwater Drainage Services to a Property within a Drainage Area is the stormwater drainage service charge in Table 3.1 for the applicable Property category (and Property Area, where specified) in the applicable Period.

2 Maximum prices for Properties within a Non-Residential Multi-Premises

- (a) The maximum price that Hunter Water may levy for supplying Stormwater Drainage Services to a Non-Residential Multi-Premises (other than a Non-Residential Multi-Premises assessed as Low Impact) is the charge in Table 3.1 for a Non-Residential Property with a Property Area that is equivalent to the land size of the Multi-Premises.
- (b) The maximum price that Hunter Water may levy for supplying Stormwater Drainage Services to a Non-Residential Multi-Premises assessed as Low Impact is the charge in Table 3.1 for a Non-Residential Property assessed as Low Impact.
- (c) The stormwater drainage service charge that may be levied on each Property within a Non-Residential Multi-Premises is a portion, reasonably determined by Hunter Water, of the charge that may be levied on the Non-Residential Multi-Premises under clause 2(a) or 2(b).
- (d) The sum of the portions determined for each Property under clause 2(c) must equal the stormwater drainage service charge that may be levied on the Non-Residential Multi-Premises under clause 2(a) or 2(b).

[Note: For example, Hunter Water may charge each Property based on unit entitlement or by dividing the charge by the number of Properties in the Non-Residential Multi-Premises.]

Table 3.1 Stormwater Drainage Services charges

Property category	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Residential				
Residential Property not within a Multi- Premises	85.35	85.35 x CPI ₁	85.35 x CPI ₂	85.35 x CPI ₃
Community Development Standalone House	85.35	85.35 x CPI ₁	85.35 x CPI ₂	85.35 x CPI ₃
Residential Property within a Multi-Premises (other than a Community Development Standalone House)	31.58	31.58 x CPI ₁	31.58 x CPI ₂	31.58 x CPI ₃
Low Impact assessed Residential Property	31.58	31.58 x CPI ₁	31.58 x CPI ₂	31.58 x CPI ₃
Non-Residential				
Small Property Area (≤1,000m ²)	85.35	85.35 x CPI ₁	85.35 x CPI ₂	85.35 x CPI ₃
Medium Property Area (1,001m ² to 10,000m ²)	278.75	278.75 x CPI ₂	278.75 x CPI ₂	278.75 x CPI ₃
Large Property Area (10,001m ² to 45,000m ²)	1,772.82	1,772.82 x CPI ₂	1,772.82 x CPI ₂	1,772.82 x CPI ₃
Very Large Property Area (>45,000m ²)	5,632.68	5,632.68 x CPI ₂	5,632.68 x CPI ₂	5,632.68 x CPI ₃
Non-Residential Property within a Mixed Multi-Premises (irrespective of Property Area)	31.58	31.58 x CPI ₁	31.58 x CPI ₂	31.58 x CPI ₃
Low Impact assessed Non-Residential Property	85.35	85.35 x CPI ₁	85.35 x CPI ₂	85.35 x CPI ₃
Vacant Land				
Vacant Land	85.35	85.35 x CPI ₁	85.35 x CPI ₂	85.35 x CPI ₃
Low Impact assessed Vacant Land	31.58	31.58 x CPI ₁	31.58 x CPI ₂	31.58 x CPI ₃

Schedule 4 Trade Waste Services

1 Maximum prices from the Commencement Date to 30 June 2021

For the Period from the Commencement Date to 30 June 2021, the maximum prices that Hunter Water may levy for supplying Trade Waste Services to a Major Agreement Customer, a Moderate Agreement Customer, a Minor Agreement Customer or a Tanker Agreement Customer are the maximum prices applicable to that type of customer from 1 July 2019 to 30 June 2020 under the 2016 Determination, adjusted by the applicable CPI Multiplier.

2 Maximum prices for Major Agreement Customers

- (a) Subject to clause 2(b), the maximum price that Hunter Water may levy for supplying Trade Waste Services to a Major Agreement Customer in a Period, other than for the Period from the Commencement Date to 30 June 2021, is the amount calculated as follows:

$$MI = A + (B \times BV) + (T \times TV)$$

Where:

MI means the maximum price that Hunter Water may levy for supplying Trade Waste Services to a Major Agreement Customer in a Period;

A means the sum of the applicable administration fees (including inspection fees) (where the agreement establishment fee is a once-off charge that applies to new Major Agreement Customers only) in Table 4.1;

B means:

- (1) for waste discharged up to and including the agreed Load Limit, the BOD charge for the applicable wastewater treatment plant in Table 4.2, adjusted by the applicable CPI Multiplier; and
- (2) for waste discharged in excess of the agreed Load Limit, three times the BOD charge for the applicable wastewater treatment plant in Table 4.2, adjusted by the applicable CPI Multiplier;

BV means the mass of BOD (in kilograms) for which BOD concentration strength exceeds 240mg/L, as measured by Hunter Water, discharged by the Major Agreement Customer at the applicable wastewater treatment plant in Table 4.2 in the applicable Period;

T means:

- (1) for waste discharged up to and including the agreed Load Limit, the TSS charge for the applicable wastewater treatment plant in Table 4.2, adjusted by the applicable CPI Multiplier; and

- (2) for waste discharged in excess of the agreed Load Limit, three times the TSS charge for the applicable wastewater treatment plant in Table 4.2, adjusted by the applicable CPI Multiplier; and

TV means the mass of TSS (in kilograms) for which TSS concentration strength exceeds 290mg/L, as measured by Hunter Water, discharged by the Major Agreement Customer at the applicable wastewater treatment plant in Table 4.2 in the applicable Period.

- (b) Where a Major Agreement Customer uses more than one of the wastewater treatment plants in Table 4.2, the maximum price is the sum of the applicable administration fees in Table 4.1, plus the sum of the charges for the use of each of the wastewater treatment plants, calculated by reference to Table 4.2.

3 Maximum prices for Moderate Agreement Customers

- (a) Subject to clause 3(b), the maximum price that Hunter Water may levy for supplying Trade Waste Services to a Moderate Agreement Customer in a Period, other than for the Period from the Commencement Date to 30 June 2021, is the amount calculated as follows:

$$M2 = A + (B \times BV) + (T \times TV)$$

Where:

M2 means the maximum price that Hunter Water may levy for supplying Trade Waste Services to a Moderate Agreement Customer in a Period;

A means the sum of the applicable administration fees (where the agreement establishment fee is a once-off charge that applies to new Moderate Agreement Customers only) in Table 4.1;

B means:

- (1) for waste discharged up to and including the agreed Load Limit, the BOD charge for the applicable wastewater treatment plant in Table 4.2, adjusted by the applicable CPI Multiplier; and
- (2) for waste discharged in excess of the agreed Load Limit, three times the BOD charge for the applicable wastewater treatment plant in Table 4.2, adjusted by the applicable CPI Multiplier; and

BV means the mass of BOD (in kilograms) for which BOD concentration strength exceeds 240mg/L, as measured by Hunter Water, discharged by the Moderate Agreement Customer at the applicable wastewater treatment plant in Table 4.2 in the applicable Period;

T means:

- (1) for waste discharged up to and including the agreed Load Limit, the TSS charge for the applicable wastewater treatment plant in Table 4.2, adjusted by the applicable CPI Multiplier; and

- (2) for waste discharged in excess of the agreed Load Limit, three times the TSS charge for the applicable wastewater treatment plant in Table 4.2, adjusted by the applicable CPI Multiplier;

TV means the mass of TSS (in kilograms) for which TSS concentration strength exceeds 290mg/L, as measured by Hunter Water, discharged by the Moderate Agreement Customer at the applicable wastewater treatment plant in Table 4.2 in the applicable Period.

- (b) Where a Moderate Agreement Customer uses more than one of the wastewater treatment plants in Table 4.2, the maximum price is the total of the sum of the applicable administration fees in Table 4.1, plus the sum of the charges for the use of each of the wastewater treatment plants, calculated by reference to Table 4.2.

4 Maximum prices for Minor Agreement Customers

The maximum price that Hunter Water may levy for supplying Trade Waste Services to a Minor Agreement Customer in a Period, other than for the Period from the Commencement Date to 30 June 2021, is the sum of the applicable administration fees in Table 4.1.

5 Maximum prices for Tanker Agreement Customers

The maximum price that Hunter Water may levy for supplying Trade Waste Services to a Tanker Agreement Customer in a Period, other than for the Period from the Commencement Date to 30 June 2021, is the amount calculated as follows:

$$T1 = A + (C \times V)$$

Where:

T1 means the maximum price that Hunter Water may levy for supplying Trade Waste Services to a Tanker Agreement Customer in a Period;

A means the sum of the applicable administration fees (where the agreement establishment fee is a once-off charge that applies to new Tanker Agreement Customers only) in Table 4.1;

C means the average strength charge which is set at \$6.08 per kilolitre, adjusted by the applicable CPI Multiplier; and

V means the volume (in kilolitres) of tankered trade waste, as reasonably determined by Hunter Water, discharged by the Tanker Agreement Customer.

Table 4.1 Administration fees

	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Major Agreement Customers			
Agreement establishment fee	719.67 x CPI ₁	719.67 x CPI ₂	719.67 x CPI ₃
Annual agreement fee	2,422.99 x CPI ₁	2,422.99 x CPI ₂	2,422.99 x CPI ₃
Agreement renewal/reissue fee	461.97 x CPI ₁	461.97 x CPI ₂	461.97 x CPI ₃
Variation to agreement fee	151.90 x CPI ₁	151.90 x CPI ₂	151.90 x CPI ₃
Inspection fee	236.75 x CPI ₁	236.75 x CPI ₂	236.75 x CPI ₃
Moderate Agreement Customers			
Agreement establishment fee	457.78 x CPI ₁	457.78 x CPI ₂	457.78 x CPI ₃
Annual agreement fee	708.14 x CPI ₁	708.14 x CPI ₂	708.14 x CPI ₃
Agreement renewal/reissue fee	280.74 x CPI ₁	280.74 x CPI ₂	280.74 x CPI ₃
Variation to agreement fee	151.90 x CPI ₁	151.90 x CPI ₂	151.90 x CPI ₃
Minor Agreement Customers			
Agreement establishment fee	177.11 x CPI ₁	177.11 x CPI ₂	177.11 x CPI ₃
Annual agreement fee	123.22 x CPI ₁	123.22 x CPI ₂	123.22 x CPI ₃
Agreement renewal/reissue fee	148.82 x CPI ₁	148.82 x CPI ₂	148.82 x CPI ₃
Tanker Agreement Customers			
Agreement establishment fee	579.94 x CPI ₁	579.94 x CPI ₂	579.94 x CPI ₃
Annual agreement fee	766.81 x CPI ₁	766.81 x CPI ₂	766.81 x CPI ₃
Agreement renewal/reissue fee	241.41 x CPI ₁	241.41 x CPI ₂	241.41 x CPI ₃
Variation to agreement fee	153.33 x CPI ₁	153.33 x CPI ₂	153.33 x CPI ₃
After-hours access fee (up to four hours)	460.92 x CPI ₁	460.92 x CPI ₂	460.92 x CPI ₃
After-hours access fee (hourly rate beyond four hours)	86.95 x CPI ₁	86.95 x CPI ₂	86.95 x CPI ₃

Table 4.2 High strength BOD charges and TSS charges

Wastewater treatment plant	BOD > 240mg/L (\$ per kg)	TSS > 290mg/L (\$ per kg)
Belmont	1.32	0.36
Boulder Bay	1.36	0.38
Branxton	3.07	2.20
Burwood Beach	0.63	0.21
Cessnock	1.66	0.27
Clarence Town	4.99	4.16
Dora Creek	1.98	0.18
Dungog	2.15	1.44
Edgeworth	1.07	0.37
Farley	1.49	0.37
Karuah	7.35	1.27
Kearsley	2.02	0.86
Kurri Kurri	3.16	0.73
Morpeth	1.54	0.45
Paxton	4.11	2.88
Raymond Terrace	2.23	0.69
Shortland	3.54	0.68
Tanilba Bay	2.49	0.69
Toronto	1.67	0.26

[Note: These charges do not apply to Minor Agreement Customers or Tanker Agreement Customers.]

Schedule 5 Miscellaneous Customer Services

1 Maximum prices for Miscellaneous Customer Services

The maximum price that Hunter Water may levy for a Miscellaneous Customer Service listed in Table 5.1 is the corresponding price in Table 5.1, adjusted by the applicable CPI Multiplier.

Table 5.1 Maximum prices for Miscellaneous Customer Services

No	Miscellaneous Customer Service	\$
1	Conveyancing certificate	
	(a) Over the counter	15.07
	(b) Electronic	10.73
2	Property sewerage diagram	13.69
3	Service location diagram	
	(a) Over the counter	10.99
	(b) Electronic	8.89
4	Building over or adjacent to sewer advice	64.03
5	Water reconnection after restriction	
	(a) Restriction	56.36
	(b) During business hours (8am to 3pm on business days)	62.80
	(c) Outside business hours	100.10
6	Workshop flow rate test of meter – with strip test	
	(a) 20-25mm	259.59
	(b) 32mm	303.53
	(c) 40mm	304.56
	(d) 50mm light (being a Meter weighing less than 10kg)	378.14
	(e) 50mm heavy (being a Meter weighing 10kg or more)	409.82
	(f) 65mm	413.91
	(g) 80mm	617.29
	(h) 100mm	925.93
	(i) 150mm	1,138.51
7	Application for water disconnection	
	(a) Water disconnection (all sizes)	27.44
	(b) Recycled water disconnection (all sizes)	41.14
8	Application for water service connection (all sizes) – administration fee only	34.29
9	Application to assess a water main adjustment	298.42
10	Metered standpipe hire security bond	
	(a) 20mm	293.31
	(b) 32mm high flow	864.61
	(c) 50mm	864.61

No	Miscellaneous Customer Service	\$
11	Metered standpipe hire (annual fees)	
	(a) 20mm	111.19
	(b) 32mm high flow	225.45
	(c) 50mm	225.45
12	Statement of available pressure	98.06
	[Note: This fee covers assessment at three specific flow rates from a single connection point to Hunter Water's main. Additional points of connection and flow values can be assessed at additional cost at the technical services hourly rate (charge no. 34).]	
13	Application to connect or disconnect sewer services or for a special internal inspection permit	43.98
14	Application to connect or disconnect water and sewer services (combined application)	54.83
15	Request for separate metering of units (per plan)	47.98
16	Building plan stamping	20.54
17	Determining requirements for building over/adjacent to sewer or easement	149.21
18	Hiring of a metered standpipe	
	(a) Application to hire a metered standpipe	56.41
	(b) Breach of metered standpipe hire conditions	
	(i) Breach 1	8.07
	(ii) Breach 2	8.07
	(iii) Breach 3 – step 1	8.07
	(iv) Breach 3 – step 2 (customer fails to return standpipe)	29.69
19	Water meter affixtures/handling fee	
	(a) 20mm, delivery and installation by Hunter Water	47.78
	(b) 25mm, delivery and installation by Hunter Water	47.42
	(c) 32mm, delivery and installation by Hunter Water	59.17
	(d) 40mm, delivery and installation by Hunter Water	59.17
	(e) 50mm light duty, delivery and installation by Hunter Water	110.38
	(f) 50mm or larger, to be collected by customer from Hunter Water	16.25
	(g) 50mm or larger, delivery by Hunter Water	221.77
20	Inspection of non-compliant meters	53.96
	[Note: Additional contractor hourly rate costs may apply, if required.]	
21	Connect to or building over/adjacent to stormwater channel for a single residence – application fee	92.80
22	Stormwater channel connection – assessment fee	248.35
23	Hydraulic design assessment fee	
	(a) Less than 80mm	195.20
	(b) 80mm or larger	290.25
24	Complex works design review	
	(a) Non-linear water asset	4,490.67
	(b) Non-linear sewer asset	5,127.37
	(c) Linear water and sewer asset	
	(i) Tier 1 (0-99m)	764.46
	(ii) Tier 2 (>99-1000m)	3,217.26
	(iii) Tier 3 (>1000m)	4,682.80

No	Miscellaneous Customer Service	\$
25	Application to assess sewer main adjustment	331.13
26	Revision of development assessment	310.69
27	Bond application for a single asset [Note: Additional assets can be included at the technical services hourly rate (charge no. 34).]	2,465.06
28	Development assessment application	331.13
29	Application for water or sewer main extensions	332.15
30	Application to connect to/disconnect from Water Supply System	179.87
31	Shutdown and charge-up for water connection/disconnection	421.06
32	Application for additional sewer connection point	294.34
33	Complex works inspection fees	
	(a) Non-linear water asset	6,568.39
	(b) Non-linear sewer asset	5,975.63
	(c) Linear water and sewer asset	
	(i) Tier 1 (0-99m)	709.27
	(ii) Tier 2 (>99-1000m)	995.43
	(iii) Tier 3 (>1000m)	1,358.24
34	Technical services hourly rate	123.66
35	Remote application fee	89.83
36	Preliminary servicing advice	505.89
37	Servicing strategy review for major developments – asset assessment fee [Note: Water, sewer and recycled water are individual asset groups and each attract an assessment fee. Additional iterations may attract additional fees charged at the technical services hourly rate (charge no. 34).]	1,522.78
38	Environmental assessment report review [Note: Additional costs, due to poor quality reports being submitted or reports requiring further revisions, may attract additional fees charged at the technical services hourly rate (charge no. 34).]	934.11
39	Water cart tanker - inspection	46.45
40	Damaged meter replacements – various meter sizes	
	(a) 20mm	88.45
	(b) 25mm	150.23
	(c) 32mm	205.42
	(d) 40mm	282.07
	(e) 50mm light meter	293.31
	(f) 50mm heavy meter	325.00
	(g) 65mm	600.94
	(h) 80mm	523.26
	(i) 100mm	869.72
	(j) 150mm	2,544.78
	(k) 250mm	5,053.79
	(l) 300mm	6,260.77
41	Affix a separate meter to a unit	33.57
42	Recycled water meter affix fee	61.22

No	Miscellaneous Customer Service	\$
43	Application for recycled water service connection – domestic	
	(a) Pre-laid service	21.67
	(b) Redevelopment – recycled water main size drillings	
	(i) 80mm	201.33
	(ii) 100mm	194.18
	(iii) 150mm	201.33
	(iv) 200mm	282.07
	(v) 250mm	323.97
	(vi) 300mm	393.47
	(vii) 375mm	663.28

Schedule 6 Statement of reasons for setting methodologies

1 Legislative framework

- (a) Under section 13A of the IPART Act, IPART may not choose to make a determination that involves setting the methodology for fixing a maximum price, unless IPART is of the opinion that it is impractical to make a determination directly fixing the maximum price.
- (b) If IPART makes a determination that involves setting the methodology for fixing a maximum price then it must include a statement of reasons as to why it chose to set a methodology.

2 Statement of reasons

2.1 Methodology for Water Supply Services

IPART has set a methodology for fixing the maximum price for Water Supply Services. This is because the cost of providing Water Supply Services depends on a number of variables such as the volume of water supplied to a Property, the Meter size and metering arrangement. As part of the methodology, water usage charges are higher on Drought Response Days. This is because Hunter Water's costs are higher during drought. It is impractical to make a determination directly fixing a maximum price.

2.2 Methodology for Sewerage Services

IPART has set a methodology for fixing the maximum price for Sewerage Services. This is because the cost of providing Sewerage Services depends on a number of variables such as the volume of sewage discharged from a Property. It is impractical to make a determination directly fixing a maximum price.

2.3 Methodology for Trade Waste Services

IPART has set methodologies for fixing the maximum price for Trade Waste Services. This is because the cost of providing Trade Waste Services depends on a number of variables that are different for each category of customer. These variables include the different types of administration fees that may apply, the different types of pollutants that may be in the trade waste and the location of the wastewater treatment plant at which the Trade Waste Services are supplied. It is impractical to make a determination directly fixing a maximum price.

Schedule 7 Definitions and interpretation

1 Definitions

1.1 General definitions

In this determination:

2016 Determination means IPART's determination No. 4 of 2016 titled '*Hunter Water Corporation – Maximum prices for water, sewerage, stormwater drainage and other services from 1 July 2016*' published in New South Wales, *Government Gazette*, No. 53 of 24 June 2016, p 1592.

2017 Wholesale Services Determination means IPART's determination dated June 2017 and titled '*Hunter Water Corporation – Maximum prices for wholesale water, sewerage and trade waste services from 1 January 2018 (excluding services supplied to recycled water systems)*', *Government Gazette*, No. 77 of 7 July 2017, p 3639.

2019 Bulk Water Transfer Determination means IPART's determination dated May 2019 titled '*Bulk water transfers between Hunter Water Corporation and Central Coast Council*' published in New South Wales, *Government Gazette*, No. 67 of 28 June 2019, p 74.

Available Storage means the total available storage in Hunter Water's water supply reservoirs and groundwater reserves as published through a Daily Storage Figure.

Boarding House has the meaning given in section 516 of the Local Government Act.

BOD means Biochemical Oxygen Demand.

Cease Day means a day that is exactly 31 days after a day on which the following two criteria are satisfied:

- (a) it occurs after the First Drought Level Day; and
- (b) a Daily Storage Figure is published showing Available Storage is equal to or greater than 70% for the first time since Available Storage last fell below 60%.

Central Coast Council means the council of that name constituted under the Local Government Act.

Commencement Date means the Commencement Date defined in clause 2(a) of the Preliminary section of this determination.

Common Meter means a Meter which serves a Multi-Premises, where the Meter measures the water supplied to the Multi-Premises but not to each relevant Property located on or within that Multi-Premises.

Common Property means the parts of the following arrangements that are not Properties:

- (a) a strata scheme;

- (b) a Community Parcel;
- (c) a Joint Services Arrangement; and
- (d) a building owned by a company where the issued shares of the company entitle the legal owner to exclusive occupation of a specified dwelling within that building.

Community Development Standalone House means a Residential Property that:

- (a) is on a Community Parcel; and
- (b) consists entirely of one dwelling.

Community Parcel has the meaning given to that term under the *Community Land Development Act 1989* (NSW).

Company Title Dwelling means a dwelling within a building owned by a company where the issued shares of the company entitle the legal owner to exclusive occupation of a specified dwelling within that building.

CPI Multiplier has the meaning given to it in clause 1.2 of Schedule 7 of this determination.

Daily Storage Figure means:

- (a) a figure showing the level of total available storage in Hunter Water's water supply reservoirs and groundwater reserves and published daily on the Hunter Water website; or
- (b) if for any reason the figure described in paragraph (a) is not published, a figure showing the level of total available storage in Hunter Water's water supply reservoirs and groundwater reserves notified or published by an authority nominated by the Minister responsible for the Hunter Water Act.

Drainage Area means a drainage area declared in accordance with section 46 of the Hunter Water Act.

Drought Response Day means a day that falls within a period which commences on and includes a Trigger Day and ends on and includes the day before the next Cease Day.

First Drought Level Day means the first day on or after the Commencement Date on which a Daily Storage Figure is published showing Available Storage is below 60%.

Hostel means a premises that generally provides short-term tourist and visitor accommodation on a bed basis (rather than a room or self-contained suite basis).

Hotel means a premises that generally provides temporary or short-term accommodation on a room or self-contained suite basis.

Hunter Water means Hunter Water Corporation constituted under the Hunter Water Act.

Hunter Water Act means the *Hunter Water Act 1991* (NSW).

Individual Meter means a Meter that serves a Property, where the Meter only measures the water supplied to that Property.

Infrastructure Service has the meaning given to that term in the WIC Act.

IPART means the Independent Pricing and Regulatory Tribunal established under the IPART Act.

IPART Act means the *Independent Pricing and Regulatory Tribunal Act 1992* (NSW).

Joint Services Arrangement means a servicing arrangement whereby Hunter Water provides Water Supply Services or Sewerage Services to two or more Properties but only one of those Properties is directly connected to the Water Supply System or Sewerage System (the parent) with the other Properties (children) receiving the Water Supply Service or Sewerage Service through private infrastructure connected to the parent Property.

Large Non-Residential Customer means a customer that receives Water Supply Services to one or more Non-Residential Properties and has an annual water consumption that is greater than 7.3 ML.

Load Limit means the load limit specified in a trade waste agreement entered into between Hunter Water and a customer for the provision of trade waste services.

Local Government Act means the *Local Government Act 1993* (NSW).

Long Term Unmetered Property means a Property that has been an Unmetered Property for an uninterrupted period of at least three years.

Low Impact means, in relation to a Property, that it has been assessed by Hunter Water as being 'low impact'.

Major Agreement Customer means a person who has entered into an agreement with Hunter Water that relates to trade waste activities assessed by Hunter Water as "Category 4 - Major" in accordance with the Trade Waste Policy.

Meter means an apparatus for the measurement of water usage but excludes an apparatus used to check the accuracy of a meter.

Meter Reading Period means a period equal to the number of days between two dates on which Hunter Water reads a Meter. For the purpose of calculating the period, it includes the most recent date on which Hunter Water read the Meter but does not include the previous date on which Hunter Water read the Meter.

Metered Standpipe means a portable metered device for temporary connection to the Water Supply System.

Minor Agreement Customer means a person who has entered into an agreement with Hunter Water that relates to trade waste activities assessed by Hunter Water as "Category 2 - Minor" in accordance with the Trade Waste Policy.

Miscellaneous Customer Services means the ancillary and miscellaneous customer services referred to in clause 3(f) of the Order.

Mixed Multi-Premises means a Multi-Premises that contains at least one Residential Property and at least one Non-Residential Property.

Moderate Agreement Customer means a person who has entered into an agreement with Hunter Water that relates to trade waste activities assessed by Hunter Water as “Category 3 – Moderate” in accordance with the Trade Waste Policy.

Monopoly Services means the services referred to in clause 1.1 of the Preliminary section of this determination.

Multi-Premises means:

- (a) for the purposes of Schedule 1 and Schedule 2:
 - (1) a premises where there is more than one Property, other than a premises that forms part of a Joint Services Arrangement; or
 - (2) a Joint Services Arrangement; and
- (b) for the purposes of Schedule 3, a premises where there is more than one Property.

Negotiated Services Agreement means a written agreement between Hunter Water and a Large Non-Residential Customer, a copy of which is provided to IPART by Hunter Water, under which Hunter Water agrees to provide Water Supply Services and/or Sewerage Services to the Large Non-Residential Customer at prices that are not the maximum prices set out in this determination.

Non-Drought Response Day means a day that falls within a period which commences on and includes the Commencement Date or a Cease Day, as the case may be, and ends on and includes the day before the next Trigger Day.

Non-Residential Multi-Premises means a Multi-Premises containing only Non-Residential Properties.

Non-Residential Property means a Property that is not a Residential Property.

Order means the *Independent Pricing and Regulatory Tribunal (Water, Sewerage and Drainage Services) Order 1997* published in New South Wales, *Government Gazette*, No. 18, 14 February 1997, p. 558.

Period means, as the case may be:

- (a) 1 July 2020 to 30 June 2021;
- (b) 1 July 2021 to 30 June 2022;
- (c) 1 July 2022 to 30 June 2023; and
- (d) 1 July 2023 to 30 June 2024.

Potable Water means water that has been treated at a water filtration plant or desalination plant (but excludes recycled water).

Previous Metered Period means the most recent period for which there is actual metering data and during which the water usage at the relevant Property, in Hunter

Water's opinion, is likely to reasonably reflect the water usage at that Property during the Unmetered Period.

Property includes:

- (a) a Strata Title Lot;
- (b) a Company Title Dwelling;
- (c) a community development lot, precinct development lot, or neighbourhood lot, as those terms are defined under the *Community Land Development Act 1989* (NSW);
- (d) a premises that contains two separate dwellings that is served by a single Meter (where neither dwelling is a dwelling to which any of paragraphs (a) to (c) apply);
- (e) a building, or part of a building, occupied or available for occupation as a separate dwelling or separate place of business, other than a building to which any of paragraphs (a) to (d) apply;
- (f) land (including Vacant Land);
- (g) a Hostel;
- (h) a Hotel; or
- (i) a Boarding House.

Property Area means the area of the land that comprises a Non-Residential Property measured in square metres.

Rateable Land has the meaning given to that term under the Local Government Act.

Raw Water means water that has not been filtered by Hunter Water and which is supplied by Hunter Water to the customer other than via that part of the Water Supply System which Hunter Water uses to supply Potable Water.

Raw Water Property means a Property:

- (a) that is connected to the Water Supply System by way of a direct connection to the Chichester Trunk Gravity Main; and
- (b) to which Hunter Water supplies Raw Water but not Potable Water.

Residential Property means a Property where:

- (a) in the case of the Property being Rateable Land, the Property is categorised as 'residential' under section 516 of the Local Government Act; or
- (b) in the case of the Property not being Rateable Land, the dominant use of the Property is residential, applying the classifications in section 516 of the Local Government Act.

Sewage Meter means an apparatus for measuring the volume of sewage discharged from a Property into the Sewerage System but excludes an apparatus used to check the accuracy of a sewage meter.

Sewerage Services means the sewerage services referred to in clause 3(b) of the Order.

Sewerage System means the sewerage system of Hunter Water.

Stormwater Drainage Services means the stormwater drainage services referred to in clause 3(c) of the Order.

Strata Title Lot means a 'lot' as defined under the *Strata Schemes Development Act 2015* (NSW), but excludes a 'utility lot' as defined under that Act.

Subsequent Drought Level Day means a day:

- (a) which occurs after the First Drought Level Day; and
- (b) on which a Daily Storage Figure is published showing Available Storage is below 60% for the first time since Available Storage was last equal to or greater than 70%.

Tanker Agreement Customer means a person who has entered into an agreement with Hunter Water for the treatment of tankered wastewater in accordance with the Trade Waste Policy.

Trade Waste Policy means Hunter Water's Trade Wastewater Policy and any related documents referred to in that policy (as amended or replaced from time to time).

Trade Waste Services means the trade waste services referred to in clause 3(d) of the Order.

Transition Property means:

- (a) any Non-Residential Property within a Mixed Multi-Premises that is served by one or more Common Meters; or
- (b) any Residential Property within a Multi-Premises except for a Residential Property that is a Community Development Standalone House.

[Note: A Non-Residential Property in a Mixed Multi-Premises that has an Individual Meter downstream of a Common Meter is served by that Individual Meter and not by the Common Meter: see clause 2.5 of Schedule 7.]

Trigger Day means:

- (a) the day that is exactly 31 days after the First Drought Level Day; or
- (b) a day that is exactly 31 days after a Subsequent Drought Level Day.

TSS means Total Suspended Solids.

Unconnected Property means:

- (a) in the context of Schedule 1, a Property that is not connected to the Water Supply System; and
- (b) in the context of Schedule 2, a Property that is not connected to the Sewerage System.

Unmetered Period means a Period, or part thereof, for which a Property is an Unmetered Property.

Unmetered Property means a Property that is connected to the Water Supply System or Sewerage System and is not served by a Meter.

Vacant Land means land that has no capital improvements and no connection to the Water Supply System or Sewerage System.

Water Supply Services means the water supply services referred to in clause 3(a) of the Order.

Water Supply System means the water supply system of Hunter Water.

WIC Act means the *Water Industry Competition Act 2006* (NSW).

1.2 Consumer Price Index

(a) CPI means the consumer price index All Groups index number for the weighted average of eight capital cities, published by the Australian Bureau of Statistics; or, if the Australian Bureau of Statistics does not or ceases to publish the index, then CPI will mean an index determined by IPART.

(b) Where this determination provides that an amount is to be adjusted by the applicable CPI Multiplier, it is to be multiplied by:

- (1) CPI_0 for prices under the 2016 Determination that apply under clause 1 of Schedule 4;
- (2) CPI_1 for the Period from 1 July 2021 to 30 June 2022;
- (3) CPI_2 for the Period from 1 July 2022 to 30 June 2023; or
- (4) CPI_3 for the Period from 1 July 2023 to 30 June 2024.

(c) In this determination:

$$CPI_0 = \frac{CPI_{March2020}}{CPI_{March2019}}$$

$$CPI_1 = \frac{CPI_{March2021}}{CPI_{March2020}}$$

$$CPI_2 = \frac{CPI_{March2022}}{CPI_{March2020}}$$

$$CPI_3 = \frac{CPI_{March2023}}{CPI_{March2020}}$$

Where:

$CPI_{March2019}$ means CPI for the March quarter of 2019;

$CPI_{March2020}$ means CPI for the March quarter of 2020;

$CPI_{March2021}$ means CPI for the March quarter of 2021;

$CPI_{March2022}$ means CPI for the March quarter of 2022; and

$CPI_{March2023}$ means CPI for the March quarter of 2023.

2 Interpretation

2.1 General Provisions

In this determination:

- (a) headings are for convenience only and do not affect the interpretation of this determination;
- (b) a reference to a schedule, clause, paragraph or table is a reference to a schedule to, clause of, paragraph in, or table in, this determination unless otherwise indicated;
- (c) a construction that would promote a purpose or object expressly or impliedly underlying the IPART Act is to be preferred to a construction that would not promote that purpose or object;
- (d) words or expressions importing the singular include the plural and vice versa;
- (e) a reference to a law or statute includes regulations, ordinances, by-laws, rules, codes and other instruments (including licences) under it and consolidations, amendments, reenactments or replacements of them or of the law or statute itself;
- (f) where a word or expression is defined, other grammatical forms of that word or expression have a corresponding meaning;
- (g) a reference to a month is to a calendar month;
- (h) a reference to a financial year is a reference to a period of 12 months beginning on 1 July and ending on the following 30 June;
- (i) a reference to a person includes a reference to the person's executors, administrators, successors, replacements (including, but not limited to, persons taking by novation), agents and assigns;
- (j) a reference to a body, whether statutory or not:
 - (1) which ceases to exist; or
 - (2) whose powers or functions are transferred to another body;
 is a reference to the body which replaces it or which substantially succeeds to its powers or functions; and
- (k) a reference to a business name which is replaced by a different business name is taken to be a reference to the replacement business name.

2.2 Explanatory notes and clarification notice

- (a) Explanatory notes and examples do not form part of this determination, but in the case of uncertainty may be relied on for interpretation purposes.
- (b) IPART may publish a clarification notice in the NSW Government Gazette to correct any manifest error in this determination. Such a clarification notice is taken to form part of this determination.

2.3 Maximum prices exclusive of GST

- (a) Maximum prices specified in this determination do not include GST.
- (b) For the avoidance of doubt, where GST is lawfully applied to maximum prices under this determination, the resulting GST inclusive price is consistent with this determination.

2.4 Rounding rule

- (a) The CPI Multipliers calculated under clause 1.2 are to be rounded to three decimal places before adjusting a charge or maximum price for inflation.
- (b) For the purposes of rounding the CPI Multipliers under clause 2.4(a), any amount that is a multiple of 0.0005 (but not a multiple of 0.001) is to be rounded up to three decimal places.
- (c) Any charge or maximum price in a table of this determination is to be rounded to the nearest whole cent after adjusting the charge or maximum price for inflation.
- (d) Any other maximum price calculated in accordance with this determination is to be rounded to the nearest whole cent.
- (e) For the purposes of rounding a charge or maximum price under clause 2.4(c) or 2.4(d), any amount that is a multiple of 0.5 cents (but not a multiple of 1 cent) is to be rounded up to the nearest whole cent.
- (f) Despite clauses 2.4(c) and 2.4(d), where a charge for a Miscellaneous Customer Service calculated in accordance with schedule 5 is:
 - (1) \$100 or more, the charge is to be rounded to the nearest whole dollar; and
 - (2) less than \$100, the charge is to be rounded to the nearest 5 cents.
- (g) For the purposes of rounding a charge under clause 2.4(f)(1), any amount that is a multiple of 50 cents (but not a multiple of 1 dollar) is to be rounded up to the nearest whole dollar.
- (h) For the purposes of rounding a charge under clause 2.4(f)(2), any amount that is a multiple of 2.5 cents (but not a multiple of 5 cents) is to be rounded up to nearest whole multiple of 5 cents.

2.5 Meters that serve a Property

- (a) Where a Property is deemed to have a single 20mm Meter under clause 2.2(a) of Schedule 1 or clause 2.2(a) of Schedule 2, for the purposes of this determination, only that deemed Meter serves the Property.
- (b) Subject to clause 2.5(c), where a Non-Residential Property has one or more Individual Meters that are downstream of one or more Common Meters, for the purposes of this determination, the Property is served by those Individual Meters and not by the Common Meters.

[Example 1: A Mixed Multi-Premises, comprised of two Non-Residential Properties and ten Residential Properties, is connected to the Water Supply System at a single connection point. A 50mm Common Meter measures the volume of all water supplied to the Mixed Multi-Premises. One of the Non-Residential Properties has a 30mm Individual Meter that is downstream of the Common Meter. Under clause 2.5(b), that Non-Residential Property is served by that 30mm Individual Meter and not by the 50mm Common Meter. Under clause 2.5(a), each other Property in the Mixed Multi-Premises is served by its deemed single 20mm Meter, and not by the 50mm Common Meter.]

Example 2: A Non-Residential Multi-Premises, comprised of five Non-Residential Properties, is connected to the Water Supply System at two connection points. The first connection point has a 100mm Common Meter. The second connection point has an 80mm Common Meter. One of the Non-Residential Properties has a 50mm Individual Meter that is downstream of the 100mm Common Meter. That Non-Residential Property also receives water from the connection point with the 80mm Common Meter but does not have an Individual Meter that is downstream of that 80mm Common Meter. For the purposes of this determination, that Non-Residential Property is served by the 50mm Individual Meter and the 80mm Common Meter but not the 100mm Common Meter. Each other Non-Residential Property in the Non-Residential Multi-Premises is served by the 100mm Common Meter and the 80mm Common Meter. Note that the service charge and the usage charge for the 100mm Common Meter will be apportioned between these Non-Residential Properties at Hunter Water's discretion taking into account the service charge and usage charge for the downstream 50mm Individual Meter.]

- (c) In the Period from 1 July 2020 to 30 June 2021, Hunter Water may disregard any downstream Individual Meters in a Joint Services Arrangement comprised only of Non-Residential Properties for the purposes of calculating the water supply service charge and sewerage service charge applicable to each Non-Residential Property in the Joint Services Arrangement.

2.6 Billing and pro-rating

- (a) For the avoidance of doubt, nothing in this determination affects:
- (1) when Hunter Water may issue a bill to a customer for prices or charges under this determination; or
 - (2) when Hunter Water must read a Meter.
- (b) Hunter Water must levy any charge applying in this determination on a pro-rata basis, where:
- (1) A Meter Reading Period traverses more than one Period; or
 - (2) A billing period covers part of a Period.

[Note: Clause 2.6(b) requires Hunter Water to levy charges (including service charges) on a pro-rata basis, meaning that any annual charges may be pro-rated based on the number of days falling within the relevant billing period. Billing frequency is dealt with in the customer contract available on Hunter Water's website.]

[Example: If Hunter Water reads the Meter at a Residential Property on 1 June 2021 and then again on 30 August 2021, the Meter Reading Period is 90 days. The first 29 days (excluding 1 June 2021) are in the Period from 1 July 2020 to 30 June 2021. The last 61 days (including 30 August 2021) are in the Period

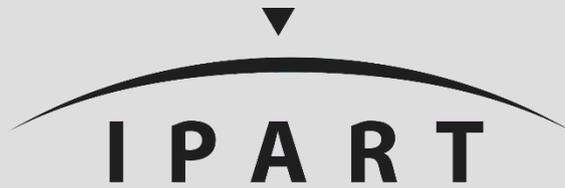
from 1 July 2021 to 30 June 2022. If the Meter measured that 180 kilolitres of Filtered Water had been used in the Meter Reading Period, 58 kilolitres would be allocated to the Period commencing 1 July 2020 and the remaining 122 kilolitres would be allocated to the Period commencing on 1 July 2021.]

- (c) For the purposes of the Hunter Water Act and Hunter Water's customer contract, the following charges are to be treated as part of the service charge for the relevant Monopoly Service:
- (1) the water usage charge calculated under clause 3.2(f) of Schedule 1 for a Long Term Unmetered Property; and
 - (2) the sewerage usage charge for a Transition Property or any Property deemed to have a single 20mm Meter under clause 2.2(a) of Schedule 2.

2.7 This determination fixes maximum prices

For the avoidance of doubt, this determination fixes the maximum prices that Hunter Water may levy for the Monopoly Services. It does not specify who Hunter Water must levy the maximum prices on.

[Example: The maximum price that Hunter Water may levy for supplying Water Supply Services to a Residential Property in a Multi-Premises that is served by a single Common Meter is the sum of the applicable service charge and the Residential Property's share of the water usage charge for the Multi-Premises. This determination does not prevent Hunter Water from levying the service charge on the owner of the Residential Property and the aggregate water usage charge on the relevant owners corporation.]



Independent Pricing and Regulatory Tribunal
New South Wales

Sydney Water Corporation

**Maximum prices for water, sewerage,
stormwater drainage and other services from 1 July 2020**

Final Determination

June 2020

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Tribunal Members

The Tribunal members for this review are:

Dr Paul Paterson, Chair
Ms Deborah Cope
Ms Sandra Gamble

Enquiries regarding this document should be directed to a staff member:

Anthony Rush (02) 9113 7790

Contents

Tribunal Members	iii
Preliminary	1
1 Application of this determination	1
2 Commencement and term of this determination	1
3 Replacement of 2016 Determination	2
4 Pricing schedules	2
5 Legislative background	2
Schedule 1 Water Supply Services	4
1 Maximum prices for Water Supply Services	4
2 Water supply service charge	4
3 Base water supply service charge	6
4 SDP Adjustment to the base water supply service charge	6
5 WNSW Adjustment to the base water supply service charge	8
6 Contingent Cost Adjustment to the base water supply service charge	9
7 Water usage charge	10
Schedule 2 Sewerage Services	13
1 Maximum prices for Sewerage Services	13
2 Sewerage service charge	13
3 Discretionary services charge (Customer supported programs)	16
4 Sewerage usage charge	16
Schedule 3 Stormwater Drainage Services	19
1 Maximum prices for Stormwater Drainage Services	19
2 Treatment of certain Property categories	19
Schedule 4 Rouse Hill Stormwater Drainage Services and Kellyville Village Stormwater Drainage Services	21
1 Application of schedule	21
2 Maximum prices for Rouse Hill Stormwater Drainage Services	21
3 Maximum prices for Kellyville Village Stormwater Drainage Services	22
4 Treatment of certain Property categories	22
Schedule 5 Trade Waste Services	24
1 Maximum prices for Industrial Customers	24
2 Maximum prices for Commercial Customers	25
Schedule 6 Miscellaneous Customer Services	28
1 Maximum prices for Miscellaneous Customer Services	28
Schedule 7 Statement of reasons for setting methodologies	32
1 Legislative framework	32

2	Statement of reasons	32
Schedule 8	Definitions and interpretation	33
1	Definitions	33
2	Interpretation	41
Appendix A	Rouse Hill Stormwater Catchment Area and Kellyville Village Area	44

Preliminary

1 Application of this determination

1.1 This determination applies to Monopoly Services

This determination fixes maximum prices or sets methodologies for fixing maximum prices for the following services provided by Sydney Water:

- (a) Water Supply Services;
- (b) Sewerage Services;
- (c) Stormwater Drainage Services;
- (d) Trade Waste Services; and
- (e) Miscellaneous Customer Services,
(together, the **Monopoly Services**).

1.2 Some services are excluded from the scope of this determination

This determination does not apply to:

- (a) Water Supply Services and Sewerage Services provided pursuant to a Negotiated Services Agreement;
- (b) any services to which the 2017 Wholesale Services Determination applies;
- (c) the supply of Recycled Water by Sydney Water;
- (d) an Infrastructure Service provided to an access seeker pursuant to an access agreement under section 39 of the WIC Act or to an access determination under section 40 of the WIC Act;
- (e) construction services provided by Sydney Water Developer Direct; and
- (f) any Miscellaneous Customer Services not listed in Table 6.1.

2 Commencement and term of this determination

- (a) This determination commences on the later of:
 - (1) 1 July 2020; and
 - (2) the date that it is published in the NSW Government Gazette (**Commencement Date**).
- (b) Maximum prices will continue to be calculated in accordance with this determination beyond 30 June 2024 until this determination is revoked or replaced. For the purpose of calculating maximum prices beyond 30 June 2024,

the relevant figures, as necessary, are the following for the Period from 1 July 2023 to 30 June 2024:

- (1) each figure in each table of this determination other than Table 1.2 and Table 1.3;
- (2) the CPI_{t-2}^* , B_{t-1} , W_{t-1} , A_{t-1} , $WACC$, CPI_{t-1} , and M_t variables in Table 1.2; and
- (3) the CPI_{t-2}^* , $WACC$, CPI_{t-1} , and M_t variables in Table 1.3.

3 Replacement of 2016 Determination

- (a) This determination replaces the 2016 Determination.
- (b) For the avoidance of doubt, this determination does not replace the 2017 Wholesale Services Determination.

4 Pricing schedules

The schedules listed in Table P.1 below set out the maximum prices for supplying the Monopoly Services.

Table P.1 Pricing schedules

Schedule	Monopoly Services to which the schedule applies
Schedule 1	Water Supply Services
Schedule 2	Sewerage Services
Schedule 3	Stormwater Drainage Services
Schedule 4	Rouse Hill and Kellyville Village Stormwater Drainage Services
Schedule 5	Trade Waste Services
Schedule 6	Miscellaneous Customer Services

5 Legislative background

5.1 IPART may set maximum prices for government monopoly services supplied by specified government agencies

Section 11(1)(a) of the IPART Act provides IPART with a standing reference for the determination of maximum prices for government monopoly services supplied by a government agency specified in Schedule 1 to the IPART Act.

5.2 The Monopoly Services are government monopoly services

The Monopoly Services are government monopoly services because they fall within the scope of the Order.

5.3 Sydney Water is included in Schedule 1 to the IPART Act

Sydney Water is a government agency for which IPART has a standing reference to set maximum prices for government monopoly services because it is included in Schedule 1 to the IPART Act.

5.4 IPART has set a methodology for some prices, rather than fixing a maximum price

This determination fixes the maximum price for some services and sets a methodology for fixing the maximum price for other services. IPART's reasons for setting a methodology for fixing some maximum prices are set out in Schedule 7.

Schedule 1 Water Supply Services

1 Maximum prices for Water Supply Services

- (a) The maximum price that Sydney Water may levy for supplying Water Supply Services to a Property (other than an Unconnected Property or Exempt Land) in a Period is the amount calculated as follows:

$$MP_{WSS} = SC_{WSS} + UC_{WSS}$$

Where:

MP_{WSS} means the maximum price that Sydney Water may levy for supplying Water Supply Services to a Property in a Period;

SC_{WSS} means the water supply service charge applicable to the Property in the Period, calculated in accordance with clause 2; and

UC_{WSS} means the water usage charge applicable to the Property in the Period, calculated in accordance with clause 7.

- (b) The maximum price that Sydney Water may levy for supplying Water Supply Services to an Unconnected Property is \$0.
- (c) The maximum price that Sydney Water may levy for supplying Water Supply Services to Exempt Land in a Period is the water usage charge applicable to the Property in the Period, calculated in accordance with clause 7.
- (d) The maximum price that Sydney Water may levy for supplying Water Supply Services to a Metered Standpipe in a Period is the amount calculated under clause 1(a) as though that Metered Standpipe were a Non-Residential Property served by a single Individual Meter the same size (in millimetres) as the Metered Standpipe.

2 Water supply service charge

2.1 Standard water supply service charge

- (a) Subject to clauses 2.2, 2.3 and 2.4, the water supply service charge applicable to a Property in a Period is the sum of the water supply service charges for each Meter that serves the Property in the Period.

[Note: Clause 2.2(a) deems certain properties to have a single 20mm Meter and clause 2.3 apportions the water supply service charge for a Common Meter between the Properties served by that Common Meter.]

- (b) The water supply service charge applicable to a particular Meter in a Period is the amount calculated as follows:

$$MSC_{WSS} = BSC + SDP + WNSW + CC$$

Where:

MSC_{WSS} means the water supply service charge applicable to a Meter in a Period;

BSC means the base water supply service charge for the Meter in the Period, calculated in accordance with clause 3;

SDP means the SDP Adjustment, calculated in accordance with clause 4;

WNSW means the WNSW Adjustment, calculated in accordance with clause 5; and

CC means the Contingent Cost Adjustment, calculated in accordance with clause 6.

2.2 Certain properties are deemed to have a single 20mm Meter

- (a) For the purposes of clause 2.1(a), the following categories of Property are deemed to have a single 20mm Meter only:
- (1) each Residential Property;
 - (2) each Non-Residential Property within a Mixed Multi-Premises;
 - (3) each child Property in a Joint Water Supply Services Arrangement;
 - (4) each Unmetered Property; and
 - (5) each Small Boarding House.
- (b) Where all Properties served by a Common Meter are deemed to have a single 20mm Meter under clause 2.2(a), the water supply service charge for that Common Meter is \$0.

2.3 The water supply service charge for a Common Meter is to be apportioned between the Properties served by the Common Meter

- (a) This clause applies to a Property that:
- (1) is served by one or more Common Meters; and
 - (2) is not deemed to have a single 20mm Meter under clause 2.2(a).
- (b) The water supply service charge applicable to a Property under this clause 2.3 for each Common Meter that serves the Property is a portion, as reasonably determined by Sydney Water, of the water supply service charge calculated under clause 2.1(b) for that Meter in the applicable Period.
- (c) The portions referred to in clause 2.3(b) must be determined by Sydney Water such that the sum of the portions for the Properties served by a particular Common Meter equals the water supply service charge calculated under clause 2.1 for the Common Meter.

2.4 Treatment of Properties in joint services arrangements

- (a) This clause applies where the parent of a Joint Water Supply Services Arrangement is not deemed to have a single 20mm Meter under clause 2.2(a).

[Note: Each child Property in a Joint Water Supply Services Arrangement is deemed to have a single 20mm Meter under clause 2.2(a)(3).]

- (b) Where the parent of a Joint Water Supply Services Arrangement is a Non-Residential Property, the water supply service charge applicable to that parent Property is the sum of the water supply service charges calculated under clause 2.1(b) for each Meter that serves the Joint Water Supply Services Arrangement.
- (c) Where the parent of a Joint Water Supply Services Arrangement is a Non-Residential Multi-Premises, the water supply service charge applicable to each Non-Residential Property in that parent Non-Residential Multi-Premises is the sum of the portions determined by Sydney Water under clause 2.3(b) for that Non-Residential Property for each Meter that serves the Joint Water Supply Services Arrangement.
- (d) For the purposes of this clause 2, all of the Non-Residential Multi-Premises in a Non-Residential Multi-Premises Joint Water Supply Services Arrangement are to be treated together as a single Non-Residential Multi-Premises served by the Common Meter or Common Meters that serve the Non-Residential Multi-Premises Joint Water Supply Services Arrangement.

3 Base water supply service charge

The base water supply service charge for a Meter is the base water supply service charge in Table 1.1 for the applicable Meter size and applicable Period.

Table 1.1 Base water supply service charges

Meter size	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
20mm	39.90	39.90 x CPI ₁	39.90 x CPI ₂	39.90 x CPI ₃
25mm	62.34	62.34 x CPI ₁	62.34 x CPI ₂	62.34 x CPI ₃
32mm	102.14	102.14 x CPI ₁	102.14 x CPI ₂	102.14 x CPI ₃
40mm	159.59	159.59 x CPI ₁	159.59 x CPI ₂	159.59 x CPI ₃
50mm	249.36	249.36 x CPI ₁	249.36 x CPI ₂	249.36 x CPI ₃
80mm	638.36	638.36 x CPI ₁	638.36 x CPI ₂	638.36 x CPI ₃
100mm	997.43	997.43 x CPI ₁	997.43 x CPI ₂	997.43 x CPI ₃
Other Meter sizes	$(\text{Meter size in mm})^2 \times \text{water supply service charge for a 20mm Meter for the applicable Period}$			

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4 SDP Adjustment to the base water supply service charge

[Note: The SDP Adjustment under this clause is to reflect the charges paid by Sydney Water to SDP.]

- (a) The SDP Adjustment for a Meter in the Period from 1 July 2020 to 30 June 2021 is \$0.

[Note: The required adjustment for the Period between 1 July 2020 and 30 June 2021 is included in the base water supply service charge for that Period.]

- (b) The SDP Adjustment for a Meter in a Period (other than the Period from 1 July 2020 to 30 June 2021) is the amount calculated as follows:

$$SDP_t = \left\{ \left[\frac{C_{t-1}}{CPI_{t-2}^*} \right] - [B_{t-1} + (DRD_{t-1} \times W_{t-1}) + U_{t-1}] - [V_{t-1} \times A_{t-1}] \right\} \times WACC \times CPI_{t-1} \times \frac{1}{M_t} \times \frac{Z^2}{400}$$

Where:

SDP_t means the SDP Adjustment for a Meter in a Period; and

each other variable has the meaning specified in Table 1.2.

Table 1.2 SDP Adjustment variables

Variable	When calculating SDP_t for the 2021-22 Period	When calculating SDP_t for the 2022-23 Period	When calculating SDP_t for the 2023-24 Period
C_{t-1}	The charges paid by Sydney Water to SDP under the SDP Determination for services provided in the immediately preceding Pass-Through Charging Period.		
CPI_{t-2}^*	CPI_0^*	CPI_1^*	CPI_2^*
B_{t-1}	\$178,059,456	\$176,426,651	\$176,011,621
DRD_{t-1}	The total number of Drought Response Days in the immediately preceding Pass-Through Charging Period.		
W_{t-1}	\$168,333	\$165,456	\$165,456
U_{t-1}	The revenue that Sydney Water recovered from customers through the SDP uplift to the water usage charge under the 2016 Determination between 1 April 2020 and 30 June 2020.	\$0	\$0
V_{t-1}	The volume of Filtered Water (in megalitres) supplied by SDP to Sydney Water in the immediately preceding Pass-Through Charging Period.		
A_{t-1}	\$43.62	\$43.68	\$43.73
$WACC$	1.053	1.053	1.053
CPI_{t-1}	CPI_1	CPI_2	CPI_3
M_t	2,224,530	2,263,441	2,300,649
Z	The actual or deemed size of the Meter (in millimetres).		

[Note: The $\left[\frac{C_{t-1}}{CPI_{t-2}^*} \right]$ component of the formula reflects the actual costs paid by Sydney Water to SDP in \$2020-21.

The $[B_{t-1} + (DRD_{t-1} \times W_{t-1}) + U_{t-1}]$ component of the formula reflects the expected revenue that IPART has allowed Sydney Water through the base water supply service charge and the water usage charge in \$2020-21. The B_{t-1} variable represents the base SDP costs included in the revenue requirement for Sydney Water. The W_{t-1} variable reflects the forecast amount Sydney Water will pay SDP for each Drought Response Day under clause 3 of Schedule 1 to the SDP Determination, escalated by CPI to \$2020-21. The U_{t-1} variable reflects the revenue that Sydney Water recovered from customers through the SDP uplift to the water usage charge under the 2016 Determination between 1 April 2020 and 30 June 2020. The U_{t-1} variable only applies when calculating SDP_t in the 2021-22 Period to address a transitional issue.

The $[V_{t-1} \times A_{t-1}]$ component of the formula reflects the avoided costs of water treatment in \$2020-21. These treatment costs are included in the base water supply service charge. The A_{t-1} variable represents the avoided filtration costs per megalitre of water supplied to Sydney Water by SDP.

The $WACC$ component of the formula refers to the real pre-tax weighted average cost of capital over 15 months, as determined by IPART for the term of this determination.

The CPI_{t-1} component of the formula escalates the SDP Adjustment from \$2020-21 to nominal dollars. The $\left[\frac{1}{M_t} \times \frac{Z^2}{400}\right]$ component of the formula converts the total SDP Adjustment into a meter-based charge. The M_t variable represents the forecast number of 20mm equivalent water customers. Clause 2.2(a) deems certain Properties to have a single 20mm Meter.]

5 WNSW Adjustment to the base water supply service charge

[Note: The WNSW Adjustment under this clause is to reflect the charges paid by Sydney Water to Water NSW for the Shoalhaven Transfer.]

- (a) The WNSW Adjustment for a Meter in the Period from 1 July 2020 to 30 June 2021 is \$0.

[Note: The required adjustment for the Period between 1 July 2020 and 30 June 2021 is included in the base water supply service charge for that Period.]

- (b) The WNSW Adjustment for a Meter in a Period (other than the Period from 1 July 2020 to 30 June 2021) is the amount calculated as follows:

$$WNSW_t = \left(\frac{C_{t-1}}{CPI_{t-2}^*} \right) \times WACC \times CPI_{t-1} \times \frac{1}{M_t} \times \frac{Z^2}{400}$$

Where:

$WNSW_t$ means the WNSW Adjustment for a Meter in a Period; and
each other variable has the meaning specified in Table 1.3.

Table 1.3 WNSW Adjustment variables

Variable	When calculating $WNSW_t$ for the 2021-22 Period	When calculating $WNSW_t$ for the 2022-23 Period	When calculating $WNSW_t$ for the 2023-24 Period
C_{t-1}	The charges paid by Sydney Water to Water NSW for the Shoalhaven Transfer service provided in the immediately preceding Pass-Through Charging Period.		
CPI_{t-2}^*	CPI_0^*	CPI_1^*	CPI_2^*
$WACC$	1.053	1.053	1.053
CPI_{t-1}	CPI_1	CPI_2	CPI_3
M_t	2,224,530	2,263,441	2,300,649
Z	The actual or deemed size of the Meter (in millimetres).		

[Note: The $\left[\frac{C_{t-1}}{CPI_{t-2}^*}\right]$ component of the formula reflects the actual costs paid by Sydney Water to Water NSW for the Shoalhaven Transfer service in \$2020-21.

The $WACC$ component of the formula refers to the real pre-tax weighted average cost of capital over 15 months, as determined by IPART for the term of this determination.

The CPI_{t-1} component of the formula escalates the WNSW Adjustment from \$2020-21 to nominal dollars.

The $\left(\frac{1}{M_t} \times \frac{Z^2}{400}\right)$ component of the formula converts the total WNSW Adjustment into a meter-based charge. The M_t variable represents the forecast number of 20mm equivalent water customers. Clause 2.2(a) deems certain Properties to have a single 20mm Meter.]

6 Contingent Cost Adjustment to the base water supply service charge

[Note: The Contingent Cost Adjustment under this clause is to reflect the contingent costs faced by Sydney Water in respect of any expansion of the SDP Plant.]

- (a) The Contingent Cost Adjustment for a Meter in a Period is the amount calculated as follows:

$$CC_t = CCA \times CPI_{t-1} \times \frac{Z^2}{400}$$

Where:

CC_t means the Contingent Cost Adjustment for a Meter in a Period;

CCA means the contingent cost amount, determined in accordance with clause 6(b);

CPI_{t-1} means the following CPI values calculated under clause 1.2 of Schedule 8:

- (1) CPI_1 , when calculating CC_t for the 2021-22 Period;
- (2) CPI_2 , when calculating CC_t for the 2022-23 Period; and
- (3) CPI_3 , when calculating CC_t for the 2023-24 Period; and

Z means the actual or deemed size of the Meter (in millimetres).

[Note: Clause 2.2(a) deems certain Properties to have a single 20mm Meter.]

- (b) The contingent cost amount is:
- (1) in a Period where there has not been an SDP Construction Commencement Notification or in the Period in which an SDP Construction Commencement Notification is received by IPART, \$0; and
 - (2) in the Period immediately following the Period in which an SDP Construction Commencement Notification is received by IPART and in each subsequent Period, \$7.13.

7 Water usage charge

7.1 Standard water usage charge

- (a) The water usage charge applicable to a Property in a Period is the amount calculated as follows:

$$\begin{aligned}
 UC_{WSS} = & \quad [VN_{FW} \times UC_{FW}] & \quad \} & \text{Non-Drought Response Days; Filtered Water} \\
 & + [VD_{FW} \times (UC_{FW} + UC_{Uplift})] & \quad \} & \text{Drought Response Days; Filtered Water} \\
 & + [VN_{UW} \times UC_{UW}] & \quad \} & \text{Non-Drought Response Days; Unfiltered Water} \\
 & + [VD_{UW} \times (UC_{UW} + UC_{Uplift})] & \quad \} & \text{Drought Response Days; Unfiltered Water}
 \end{aligned}$$

Where:

UC_{WSS} means the water usage charge applicable to a Property in a Period;

VN_{FW} means the volume (in kilolitres) of Filtered Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 7.2(a);

UC_{FW} means the charge per kilolitre of Filtered Water in Table 1.4 for the Period;

VD_{FW} means the volume (in kilolitres) of Filtered Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 7.2(b);

UC_{Uplift} means the uplift to the Filtered Water and Unfiltered Water usage charges on Drought Response Days in Table 1.4 for the Period;

VN_{UW} means the volume (in kilolitres) of Unfiltered Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 7.2(g);

UC_{UW} means the charge per kilolitre of Unfiltered Water in Table 1.4 for the Period; and

VD_{UW} means the volume (in kilolitres) of Unfiltered Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 7.2(g).

7.2 Calculation of usage volumes

Total volume of Filtered Water supplied to a Property in a Period

- (a) The volume (in kilolitres) of Filtered Water supplied to a Property in a Period on Non-Drought Response Days (VN_{FW}) is the sum of the volumes (in kilolitres) of Filtered Water supplied to that Property on each day of the Period that is a Non-Drought Response Day.
- (b) The volume (in kilolitres) of Filtered Water supplied to a Property in a Period on Drought Response Days (VD_{FW}) is the sum of the volumes (in kilolitres) of Filtered

Water supplied to that Property on each day of the Period that is a Drought Response Day.

[Note: Where data showing the volume of Filtered Water supplied to a Property is not available on a daily basis in respect of a Meter Reading Period, clause 7.2(f) provides for a deemed amount of water to have been supplied on each day of the Meter Reading Period.]

Volume of Filtered Water supplied to a Property on a particular date

- (c) Subject to clause 7.2(f), and for the purposes of clauses 7.2(a) and 7.2(b), the volume of Filtered Water supplied to a Property on a day is the amount calculated as follows:

$$V_{FW} = IM_{FW} + CM_{FW} + UM_{FW}$$

Where:

V_{FW} means the volume (in kilolitres) of Filtered Water supplied to a Property on a day;

IM_{FW} means:

- (1) in the case of a Property served by one or more Individual Meters – the sum of the volumes (in kilolitres) of Filtered Water supplied to the Property on that day, as measured by each Individual Meter; and
- (2) in any other case – zero kilolitres;

CM_{FW} means:

- (1) in the case of a Property served by one or more Common Meters – the volume (in kilolitres) of Filtered Water deemed to have been supplied to the Property on that day under clause 7.2(d); and
- (2) in any other case – zero kilolitres; and

UM_{FW} means:

- (1) in the case of a Property that was an Unmetered Property on that day – $\frac{180}{365}$ kilolitres of Filtered Water; and
- (2) in any other case – zero kilolitres.

[Note: Under clause 2.5(c)(1) of Schedule 8, any part of the water usage charge based on volumes deemed to have been supplied during an Unmetered Period is to be treated as part of the water service charge for the purposes of the Sydney Water Act and Sydney Water's customer contract.]

- (d) Subject to clause 7.2(e), for each Common Meter that serves a Property, the Property is deemed to have been supplied the volume (in kilolitres) of Filtered Water reasonably determined by Sydney Water for that day.
- (e) The sum of the volumes determined by Sydney Water under clause 7.2(d) for the Properties served by a particular Common Meter must not exceed the total volume (in kilolitres) of Filtered Water supplied by Sydney Water to those Properties on that day as measured by the Common Meter.

Deemed volume where daily data is not available

- (f) Where data showing the volume of Filtered Water supplied to a Property is not available on a daily basis in respect of a Meter Reading Period, the volume of Filtered Water supplied to that Property on each day of that Meter Reading Period is deemed to be equal to:
- (1) the total volume of water supplied to that Property during that Meter Reading Period, divided by
 - (2) the number of days in the Meter Reading Period.

[Example: A Meter Reading Period has 90 days and Sydney Water supplied 900kL of Filtered Water to a Property during that 90 days. Data showing the volume of Filtered Water supplied to that Property is not available on a daily basis. The volume of water deemed to have been supplied by Sydney Water to the Property on each day of the Meter Reading Period is 10kL.]

[Note: Clause 2.5(b) of Schedule 8 provides for the pro-rating of a Meter Reading Period where it spans more than one Period.]

Total volume of Unfiltered Water over the Period

- (g) For the purposes of clause 7.1, the volumes of Unfiltered Water supplied to a Property on Non-Drought Response Days ($V_{N_{UW}}$) and on Drought Response Days ($V_{D_{UW}}$) are the volumes that would be calculated under clauses 7.2(c) to 7.2(f) if those clauses were modified as follows:
- (1) each reference to 'Filtered Water' is changed to 'Unfiltered Water'; and
 - (2) for each day of any Unmetered Period, the volume of Unfiltered Water deemed to have been supplied to the Property is zero kilolitres.

Table 1.4 Water usage charges

	1 July 2020 to 30 June 2021 (\$ per kL)	1 July 2021 to 30 June 2022 (\$ per kL)	1 July 2022 to 30 June 2023 (\$ per kL)	1 July 2023 to 30 June 2024 (\$ per kL)
Filtered Water	2.35	2.35 x CPI ₁	2.35 x CPI ₂	2.35 x CPI ₃
Unfiltered Water	2.04	2.04 x CPI ₁	2.04 x CPI ₂	2.04 x CPI ₃
Uplift on Drought Response Days	0.83	0.83 x CPI ₁	0.83 x CPI ₂	0.83 x CPI ₃

Schedule 2 Sewerage Services

1 Maximum prices for Sewerage Services

- (a) The maximum price that Sydney Water may levy for supplying Sewerage Services to a Property (other than an Unconnected Property or Exempt Land) in a Period is the amount calculated as follows:

$$MP_{SS} = SC_{SS} + UC_{SS}$$

Where:

MP_{SS} means the maximum price that Sydney Water may levy for supplying Sewerage Services to a Property in a Period;

SC_{SS} means the adjusted sewerage service charge applicable to the Property in the Period, calculated in accordance with clause 2; and

UC_{SS} means the sewerage usage charge applicable to that Property in the Period, calculated in accordance with clause 4.

- (b) The maximum price that Sydney Water may levy for supplying Sewerage Services to an Unconnected Property is \$0.
- (c) The maximum price that Sydney Water may levy for supplying Sewerage Services to Exempt Land in a Period is the sewerage usage charge applicable to the Property in the Period, calculated in accordance with clause 4.

2 Sewerage service charge

2.1 Standard sewerage service charge

- (a) Subject to clauses 2.2, 2.3 and 2.4, the sewerage service charge (SC_{SS}) applicable to a Property in a Period is the sum of the adjusted sewerage service charges for each Meter (MSC_{SS}) that serves the Property in the Period.

[Note: Clause 2.2(a) deems certain properties to have a single 20mm Meter and clause 2.3 apportions the sewerage service charge for a Common Meter between the Properties served by that Common Meter.]

- (b) Subject to clause 2.5, the adjusted sewerage service charge applicable to a particular Meter in a Period is the amount calculated as follows:

$$MSC_{SS} = (USC + DSC_{SS}) \times DF_S$$

Where:

MSC_{SS} means the adjusted sewerage service charge applicable to the Meter in the Period;

USC means the unadjusted sewerage service charge in Table 2.1 for the applicable Meter size in the Period;

DSC_{SS} means the discretionary services charge applicable to the Property in the Period, specified in clause 3; and

DF_s means:

- (1) in the case of a Property deemed to have a single 20mm Meter under clause 2.2(a) – 75%; and
- (2) in any other case – the percentage of water supplied via that Meter that Sydney Water estimates is discharged into the Sewerage System.

[Note: The discharge factor (DF_s) approximates the percentage of a customer's water consumption that is discharged into the Sewerage System.]

Table 2.1 Unadjusted sewerage service charges

Meter size	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
20mm	484.64	484.64 x CPI ₁	484.64 x CPI ₂	484.64 x CPI ₃
25mm	757.25	757.25 x CPI ₁	757.25 x CPI ₂	757.25 x CPI ₃
32mm	1,240.68	1,240.68 x CPI ₁	1,240.68 x CPI ₂	1,240.68 x CPI ₃
40mm	1,938.57	1,938.57 x CPI ₁	1,938.57 x CPI ₂	1,938.57 x CPI ₃
50mm	3,029.01	3,029.01 x CPI ₁	3,029.01 x CPI ₂	3,029.01 x CPI ₃
80mm	7,754.27	7,754.27 x CPI ₁	7,754.27 x CPI ₂	7,754.27 x CPI ₃
100mm	12,116.04	12,116.04 x CPI ₁	12,116.04 x CPI ₂	12,116.04 x CPI ₃
Other Meter sizes	$(\text{Meter size in mm})^2 \times \text{sewerage service charge for a 20mm Meter for the applicable Period}$			

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2.2 Certain properties are deemed to have a single 20mm Meter

- (a) For the purposes of clause 2.1(a), the following categories of Property are deemed to have a single 20mm Meter only:
 - (1) each Residential Property;
 - (2) each Non-Residential Property within a Mixed Multi-Premises;
 - (3) each child Property in a Joint Sewerage Services Arrangement;
 - (4) each Small Boarding House; and
 - (5) each Unmetered Property.
- (b) Where all Properties served by a Common Meter are deemed to have a single 20mm Meter under clause 2.2(a), the sewerage service charge for that Common Meter is \$0.

2.3 The adjusted sewerage service charge for a Common Meter is to be apportioned between the Properties served by the Common Meter

- (a) This clause applies to a Property that:
 - (1) is served by one or more Common Meters; and
 - (2) is not deemed to have a single 20mm Meter under clause 2.2(a).
- (b) The adjusted sewerage service charge applicable to a Property under this clause 2.3 for each Common Meter that serves the Property is a portion, as reasonably determined by Sydney Water, of the adjusted sewerage service charge calculated under clause 2.1(b) for that Meter in the applicable Period.
- (c) The portions referred to in clause 2.3(b) must be determined by Sydney Water such that the sum of the portions for the Properties served by a particular Common Meter equal the adjusted sewerage service charge for the Common Meter.

2.4 Treatment of Properties in joint services arrangements

- (a) This clause applies where the parent of a Joint Sewerage Services Arrangement is not deemed to have a single 20mm Meter under clause 2.2(a).

[Note: Each child Property in a Joint Sewerage Services Arrangement is deemed to have a single 20mm Meter under clause 2.2(a)(3).]

- (b) Where the parent of a Joint Sewerage Services Arrangement is a Non-Residential Property, the sewerage service charge applicable to that parent Property is the sum of the adjusted sewerage service charges calculated under clause 2.1(b) for each Meter that serves the Joint Sewerage Services Arrangement.
- (c) Where the parent of a Joint Sewerage Services Arrangement is a Non-Residential Multi-Premises, the sewerage service charge applicable to each Non-Residential Property in that parent Non-Residential Multi-Premises is the sum of the portions determined by Sydney Water under clause 2.3(b) for that Non-Residential Property for each Meter that serves the Joint Sewerage Services Arrangement.
- (d) For the purposes of this clause 2, all of the Non-Residential Multi-Premises in a Non-Residential Multi-Premises Joint Sewerage Services Arrangement are to be treated together as a single Non-Residential Multi-Premises served by the Common Meter or Common Meters that serve the Non-Residential Multi-Premises Joint Sewerage Services Arrangement.

2.5 There is a minimum adjusted sewerage service charge for some Meters

- (a) This clause applies to the following Meters:
 - (1) any Individual Meter that serves a Non-Residential Property; and
 - (2) any Common Meter that serves a Non-Residential Multi-Premises.

(b) The adjusted sewerage service charge for a Meter to which this clause 2.5 applies is the greater of:

- (1) the adjusted sewerage service charge applicable to a Property deemed to have a single 20mm Meter under clause 2.2(a); and

[Note: The adjusted sewerage service charge for such a Property is the unadjusted service charge for a 20mm Meter multiplied by a discharge factor of 75%.]

- (2) the adjusted sewerage service charge for that Meter that would apply but for this clause 2.5.

[Note: The adjusted sewerage service charge for a Common Meter is to be apportioned between the Properties served by the Common Meter under clause 2.3.]

3 Discretionary services charge (Customer supported programs)

The discretionary services charge applicable to a Meter in a Period is the discretionary services charge in Table 2.2 for the applicable Meter size and applicable Period.

[Note: The discretionary services charge is a charge to recover the costs of customer supported programs.]

Table 2.2 Discretionary services charge

Meter size	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
20mm	1.39	1.39 x CPI ₁	1.39 x CPI ₂	1.39 x CPI ₃
25mm	2.17	2.17 x CPI ₁	2.17 x CPI ₂	2.17 x CPI ₃
32mm	3.56	3.56 x CPI ₁	3.56 x CPI ₂	3.56 x CPI ₃
40mm	5.56	5.56 x CPI ₁	5.56 x CPI ₂	5.56 x CPI ₃
50mm	8.69	8.69 x CPI ₁	8.69 x CPI ₂	8.69 x CPI ₃
80mm	22.24	22.24 x CPI ₁	22.24 x CPI ₂	22.24 x CPI ₃
100mm	34.75	34.75 x CPI ₁	34.75 x CPI ₂	34.75 x CPI ₃
Other Meter sizes	<i>(Meter size in mm)² × discretionary services charge for a 20mm Meter for the applicable Period</i>			

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4 Sewerage usage charge

4.1 Standard sewerage usage charge

The sewerage usage charge applicable to a Property in a Period is the amount calculated as follows:

$$UC_{SS} = V_s \times UC_s$$

Where:

UC_{SS} means the sewerage usage charge applicable to the Property in the Period;

V_S means the volume (in kilolitres) of sewage deemed to have been discharged from the Property into the Sewerage System in the Period, calculated in accordance with clause 4.2; and

UC_S means the charge per kilolitre of sewage discharged into the Sewerage System in Table 2.3 for the Period.

[Note: Under clause 2.5(c)(2) of Schedule 8, the sewerage usage charge for any Property deemed to have a single 20mm Meter under clause 2.2(a) is to be treated as part of the sewerage service charge.]

Table 2.3 Sewerage usage charges

	1 July 2020 to 30 June 2021 (\$ per kL)	1 July 2021 to 30 June 2022 (\$ per kL)	1 July 2022 to 30 June 2023 (\$ per kL)	1 July 2023 to 30 June 2024 (\$ per kL)
Sewerage usage charge	1.20	1.20 x CPI ₁	1.20 x CPI ₂	1.20 x CPI ₃

4.2 Calculation of discharge volumes

The volume (in kilolitres) of sewage deemed to have been discharged from a Property into the Sewerage System in a Period is:

- (a) In the case of the following categories of Properties – 150 kilolitres:
- (1) each Residential Property;
 - (2) each Non-Residential Property within a Mixed Multi-Premises;
 - (3) each child Property in a Joint Sewerage Services Arrangement;
 - (4) each Small Boarding House; and
 - (5) each Unmetered Property.
- (b) In the case of a Non-Residential Property that is not within a Mixed Multi-Premises – the volume calculated as follows:

$$V_S = (VN_{FW} + VD_{FW} + VN_{UW} + VD_{UW}) \times DF_S$$

Where:

V_S means the volume (in kilolitres) of sewage deemed to have been discharged from the Non-Residential Property into the Sewerage System in the Period;

VN_{FW} means the volume (in kilolitres) of Filtered Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 7.2(c) of Schedule 1;

VD_{FW} means the volume (in kilolitres) of Filtered Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 7.2(b) of Schedule 1;

VN_{UW} means the volume (in kilolitres) of Unfiltered Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 7.2(g) of Schedule 1;

VD_{UW} means the volume (in kilolitres) of Unfiltered Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 7.2(g) of Schedule 1; and

DF_S means the percentage of water supplied to the Property that Sydney Water estimates is discharged into the Sewerage System.

[Note: The discharge factor (DF_S) approximates the percentage of a customer's water consumption that is discharged into the Sewerage System.]

Schedule 3 Stormwater Drainage Services

1 Maximum prices for Stormwater Drainage Services

- (a) The maximum price that Sydney Water may levy for supplying Stormwater Drainage Services within a Stormwater Drainage Area is the sum of:
 - (1) the stormwater drainage charge in Table 3.1 for the applicable Property category and Period (and Property Area, where specified); and
 - (2) the discretionary services charge in Table 3.2 for the applicable Period.
- (b) This Schedule determines the maximum price that Sydney Water may levy as stormwater drainage area charges for the purposes of section 65 of the Sydney Water Act.

2 Treatment of certain Property categories

For the purposes of Sydney Water levying the stormwater drainage charge under clause 1(a)(1):

- (a) The following Property categories are to be treated as a Residential Property not within a Multi-Premises:
 - (1) Vacant Land; and
 - (2) Small Boarding Houses.
- (b) A Large Boarding House is to be treated as a Non-Residential Property.

Table 3.1 Stormwater drainage charges

Property category	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Residential				
Residential Property not within a Multi-Premises (not assessed as Low Impact)	76.70	76.70 x CPI ₁	76.70 x CPI ₂	76.70 x CPI ₃
Residential Property within a Multi-Premises (not assessed as Low Impact)	23.94	23.94 x CPI ₁	23.94 x CPI ₂	23.94 x CPI ₃
Low Impact assessed Residential Property	23.94	23.94 x CPI ₁	23.94 x CPI ₂	23.94 x CPI ₃
Non-Residential				
Small Property Area (≤200m ²)	23.94	23.94 x CPI ₁	23.94 x CPI ₂	23.94 x CPI ₃
Medium Property Area (>200m ² to 1,000m ²)	76.70	76.70 x CPI ₁	76.70 x CPI ₂	76.70 x CPI ₃
Large Property Area (>1,000m ² to 10,000m ²)	446.97	446.97 x CPI ₁	446.97 x CPI ₂	446.97 x CPI ₃
Very Large Property Area (>10,000m ² to 45,000m ²)	1,986.57	1,986.57 x CPI ₁	1,986.57 x CPI ₂	1,986.57 x CPI ₃
Largest Property Area (>45,000m ²)	4,966.43	4,966.43 x CPI ₁	4,966.43 x CPI ₂	4,966.43 x CPI ₃
Non-Residential Property within a Multi-Premises (irrespective of Property Area)	23.94	23.94 x CPI ₁	23.94 x CPI ₂	23.94 x CPI ₃
Low Impact assessed Non-Residential Property (irrespective of Property Area)	76.70	76.70 x CPI ₁	76.70 x CPI ₂	76.70 x CPI ₃

Table 3.2 Discretionary services charge

	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Per Property	0.85	0.85 x CPI ₁	0.85 x CPI ₂	0.85 x CPI ₃

Schedule 4 Rouse Hill Stormwater Drainage Services and Kellyville Village Stormwater Drainage Services

1 Application of schedule

- (a) This schedule sets the maximum prices that Sydney Water may levy for supplying the:
 - (1) Rouse Hill Stormwater Drainage Services; and
 - (2) Kellyville Village Stormwater Drainage Services.
- (b) The maximum prices set for Rouse Hill Stormwater Drainage Services and Kellyville Village Stormwater Drainage Services:
 - (1) are not, as at the Commencement Date, stormwater drainage area charges for the purposes of section 65 of the Sydney Water Act; and
 - (2) will not be stormwater drainage area charges for the purposes of section 65 of the Sydney Water Act for such time as the Rouse Hill Stormwater Catchment Area and the Kellyville Village Area, respectively, remain outside a Stormwater Drainage Area.

2 Maximum prices for Rouse Hill Stormwater Drainage Services

The maximum price that Sydney Water may levy for supplying Rouse Hill Stormwater Drainage Services to a Property is the sum of:

- (a) the stormwater drainage charge in Table 4.1 for the applicable Property category and Period (and Property Area, where specified);
- (b) the discretionary services charge in Table 4.4 for the applicable Property category and Period (and Property Area, where specified);
- (c) in the case of a New Property, for a period of 5 years from the date the New Property is first connected to the Water Supply System, the land drainage charge in Table 4.2 for the applicable Period; and
- (d) in the case of a Redeveloped Property in the Kellyville Village Area, for a period of 5 years from the date the Property becomes a Redeveloped Property, the land drainage charge in Table 4.2 for the applicable Period.

3 Maximum prices for Kellyville Village Stormwater Drainage Services

The maximum price that Sydney Water may levy for supplying Kellyville Village Stormwater Drainage Services to a Property within the Kellyville Village Area (other than a Redeveloped Property) is the sum of:

- (a) the stormwater drainage charge in Table 4.3 for the applicable Property category and Period (and Property Area, where specified); and
- (b) the discretionary services charge in Table 4.4 for the applicable Property category and Period (and Property Area, where specified).

4 Treatment of certain Property categories

For the purposes of Sydney Water levying the stormwater drainage charge under clause 3(a):

- (a) The following Property categories are to be treated as a Residential Property not within a Multi-Premises:
 - (1) Vacant Land; and
 - (2) Small Boarding Houses.
- (b) A Large Boarding House is to be treated as a Non-Residential Property.

Table 4.1 Rouse Hill stormwater drainage charges

Property category	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Residential Property	146.05	139.56 x CPI ₁	133.08 x CPI ₂	126.59 x CPI ₃
Vacant Land	146.05	139.56 x CPI ₁	133.08 x CPI ₂	126.59 x CPI ₃
Non-Residential Property with Property Area ≤ 1000m ²	146.05	139.56 x CPI ₁	133.08 x CPI ₂	126.59 x CPI ₃
Non-Residential Property with Property Area > 1000m ²	146.05 x (land area in m ² /1000)	139.56 x (land area in m ² /1000) x CPI ₁	133.08 x (land area in m ² /1000) x CPI ₂	126.59 x (land area in m ² /1000) x CPI ₃

Table 4.2 Land drainage charges

Charge	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Per Property	338.24	338.24 x CPI ₁	338.24 x CPI ₂	338.24 x CPI ₃

Table 4.3 Kellyville Village stormwater drainage charges

Property category	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Residential				
Residential Property not within a Multi-Premises (not assessed as Low Impact)	76.70	76.70 x CPI ₁	76.70 x CPI ₂	76.70 x CPI ₃
Residential Property within a Multi-Premises (not assessed as Low Impact)	23.94	23.94 x CPI ₁	23.94 x CPI ₂	23.94 x CPI ₃
Low Impact assessed Residential Property	23.94	23.94 x CPI ₁	23.94 x CPI ₂	23.94 x CPI ₃
Non-Residential				
Small Property Area (≤200m ²)	23.94	23.94 x CPI ₁	23.94 x CPI ₂	23.94 x CPI ₃
Medium Property Area (>200m ² to 1,000m ²)	76.70	76.70 x CPI ₁	76.70 x CPI ₂	76.70 x CPI ₃
Large Property Area (>1,000m ² to 10,000m ²)	446.97	446.97 x CPI ₁	446.97 x CPI ₂	446.97 x CPI ₃
Very Large Property Area (>10,000m ² to 45,000m ²)	1,986.57	1,986.57 x CPI ₁	1,986.57 x CPI ₂	1,986.57 x CPI ₃
Largest Property Area (>45,000m ²)	4,966.43	4,966.43 x CPI ₁	4,966.43 x CPI ₂	4,966.43 x CPI ₃
Non-Residential Property within a Multi-Premises (irrespective of Property Area)	23.94	23.94 x CPI ₁	23.94 x CPI ₂	23.94 x CPI ₃
Low Impact assessed Non-Residential Property (irrespective of Property Area)	76.70	76.70 x CPI ₁	76.70 x CPI ₂	76.70 x CPI ₃

Table 4.4 Discretionary services charge

	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Per Property (other than a Non-Residential Property with Property Area > 1000m ² that is supplied with Rouse Hill Stormwater Drainage Services)	0.85	0.85 x CPI ₁	0.85 x CPI ₂	0.85 x CPI ₃
Per Non-Residential Property with Property Area > 1000m ² that is supplied with Rouse Hill Stormwater Drainage Services	0.85 x (land area in m ² /1000)	0.85 x (land area in m ² /1000) x CPI ₁	0.85 x (land area in m ² /1000) x CPI ₂	0.85 x (land area in m ² /1000) x CPI ₃

Schedule 5 Trade Waste Services

1 Maximum prices for Industrial Customers

- (a) Subject to clause 1(b) and (c), the maximum price that Sydney Water may levy for supplying Trade Waste Services to an Industrial Customer in a Period is the amount calculated as follows:

$$MI = WA + IA + IB + (P \times M) + CS$$

Where:

MI means the maximum price that Sydney Water may levy for supplying Trade Waste Services to an Industrial Customer in a Period;

WA means the Wastesafe administration charge in Table 5.1 and only applies if the Industrial Customer has a waste trap (where an Industrial Customer has more than one waste trap, this charge applies to each waste trap);

IA means the industrial agreement charge in Table 5.1 for the risk index that applies to the Industrial Customer (determined in accordance with the Trade Waste Policy);

IB means the sum of the applicable ancillary charges in Table 5.2;

P means the applicable pollutant charge in Table 5.3 for the wastewater treatment plant to which the Industrial Customer discharges trade waste;

M means the mass of the applicable pollutant (in kilograms) discharged by the Industrial Customer in the applicable Period, as measured by Sydney Water, that is in excess of the domestic equivalent for that pollutant (determined in accordance with the Trade Waste Policy); and

CS

- (1) means the sum of the applicable corrosive substance charges in Table 5.5 (where the acidity charge is multiplied by the nearest whole number of pH units by which the trade waste is less than pH7 and the temperature charge is multiplied by the nearest whole number of degrees Celsius (°C) by which the temperature of the wastewater is greater than 25°C); and
 - (2) applies only if the Industrial Customer discharges trade waste into a corrosion impacted catchment (determined in accordance with the Trade Waste Policy).
- (b) Where an Industrial Customer discharges more than one type of pollutant, the maximum price is the sum of the applicable charges in Table 5.1, Table 5.2 and Table 5.5, plus the sum of the charges for each type of industrial pollutant, calculated by reference to Table 5.3.
- (c) Where an Industrial Customer discharges a pollutant which exceeds the acceptance standard for that pollutant (determined in accordance with the Trade Waste Policy), the charge in Table 5.3 is to be doubled and applied to the entire

mass of the pollutant that is discharged in excess of the domestic equivalent for that pollutant (rather than only to the amount that is in excess of the acceptance standard for that pollutant).

2 Maximum prices for Commercial Customers

- (a) Subject to clause 2(b), the maximum price that Sydney Water may levy for supplying Trade Waste Services to a Commercial Customer in a Period is the amount calculated as follows:

$$MC = WA + CA + CB + (P \times V)$$

Where:

MC means the maximum price that Sydney Water may levy for supplying Trade Waste Services to a Commercial Customer in a Period;

WA means the Wastesafe administration charge in Table 5.1 and only applies if the Commercial Customer has a waste trap (where a Commercial Customer has more than one waste trap, this charge applies to each waste trap);

CA means the sum of the commercial agreement charges in Table 5.1 for each process undertaken by a Commercial Customer;

CB means the sum of the applicable ancillary charges in Table 5.2;

P means the applicable pollutant charge in Table 5.4 for the trade waste discharged by the Commercial Customer; and

V means the volume of trade waste (in kilolitres) discharged by the Commercial Customer in the applicable Period, as measured by Sydney Water.

- (b) If a Commercial Customer has a waste trap and fails to maintain it in accordance with the Trade Waste Policy, the only applicable pollutant charge is the charge in Table 5.4 for “low and high strength BOD food if pre-treatment is not maintained in accordance with requirements”.

Table 5.1 Industrial agreement, commercial agreement and Wastesafe charges

	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Industrial agreements				
Risk Index 1	10,856.42	10,975.84 x CPI ₁	11,096.57 x CPI ₂	11,218.63 x CPI ₃
Risk Index 2	10,856.42	10,975.84 x CPI ₁	11,096.57 x CPI ₂	11,218.63 x CPI ₃
Risk Index 3	10,856.42	10,975.84 x CPI ₁	11,096.57 x CPI ₂	11,218.63 x CPI ₃
Risk Index 4	5,010.65	5,065.77 x CPI ₁	5,121.49 x CPI ₂	5,177.83 x CPI ₃
Risk Index 5	3,340.43	3,377.18 x CPI ₁	3,414.33 x CPI ₂	3,451.89 x CPI ₃
Risk Index 6	1,670.22	1,688.59 x CPI ₁	1,707.16 x CPI ₂	1,725.94 x CPI ₃
Risk Index 7	835.11	844.30 x CPI ₁	853.59 x CPI ₂	862.98 x CPI ₃

	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Commercial agreements				
First process	108.59	109.78 x CPI ₁	110.99 x CPI ₂	112.21 x CPI ₃
Each additional process	36.19	36.59 x CPI ₁	36.99 x CPI ₂	37.40 x CPI ₃
Wastesafe charges				
Administration charge (per waste trap)	40.94	41.39 x CPI ₁	41.85 x CPI ₂	42.31 x CPI ₃

Table 5.2 Trade waste ancillary charges

	Unit	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Additional inspection	\$/each	205.53	207.79 x CPI ₁	210.08 x CPI ₂	212.39 x CPI ₃
Industrial trade waste application – standard	\$/each	812.78	821.72 x CPI ₁	830.76 x CPI ₂	839.90 x CPI ₃
Industrial trade waste application – non-standard	\$/hr	112.11	113.34 x CPI ₁	114.59 x CPI ₂	115.85 x CPI ₃
Industrial trade waste application – variation	\$/each	457.77	462.81 x CPI ₁	467.90 x CPI ₂	473.05 x CPI ₃

Table 5.3 Industrial pollutant charges (\$/kg above domestic equivalent)

	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Primary wastewater treatment plants				
BOD – treatment charge ^a	0.326	0.330 x CPI ₁	0.334 x CPI ₂	0.337 x CPI ₃
BOD – corrosion charge ^a	0.142	0.143 x CPI ₁	0.145 x CPI ₂	0.146 x CPI ₃
Suspended solids	0.460	0.465 x CPI ₁	0.470 x CPI ₂	0.475 x CPI ₃
Grease	0.417	0.421 x CPI ₁	0.426 x CPI ₂	0.431 x CPI ₃
Secondary and tertiary wastewater treatment plants				
BOD – treatment charge ^a	1.609	1.626 x CPI ₁	1.644 x CPI ₂	1.662 x CPI ₃
BOD – corrosion charge ^a	0.142	0.143 x CPI ₁	0.145 x CPI ₂	0.146 x CPI ₃
Suspended solids	1.049	1.061 x CPI ₁	1.073 x CPI ₂	1.084 x CPI ₃
Grease	1.086	1.098 x CPI ₁	1.110 x CPI ₂	1.122 x CPI ₃
Nitrogen	1.203	1.216 x CPI ₁	1.230 x CPI ₂	1.243 x CPI ₃
Phosphorous	1.389	1.404 x CPI ₁	1.420 x CPI ₂	1.436 x CPI ₃

^a The total BOD price is calculated using the formula $a + \left(b \times \frac{c}{600}\right)$ where a is the BOD treatment charge, b is the BOD corrosion charge and c the concentration of BOD in the customer's discharge measured in mg/L.

Table 5.4 Commercial pollutant charges (\$/kL)

	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Low strength BOD food	1.719	1.738 x CPI ₁	1.757 x CPI ₂	1.776 x CPI ₃
High strength BOD food	2.383	2.409 x CPI ₁	2.435 x CPI ₂	2.462 x CPI ₃
Automotive	0.490	0.495 x CPI ₁	0.501 x CPI ₂	0.506 x CPI ₃
Laundry	0.403	0.407 x CPI ₁	0.412 x CPI ₂	0.416 x CPI ₃
Lithographic	0.282	0.285 x CPI ₁	0.289 x CPI ₂	0.292 x CPI ₃
Photographic	Nil	Nil	Nil	Nil
Equipment hire wash	2.835	2.866 x CPI ₁	2.898 x CPI ₂	2.930 x CPI ₃
Ship to shore	Nil	Nil	Nil	Nil
Miscellaneous	Nil	Nil	Nil	Nil
Other (default)	Nil	Nil	Nil	Nil
Charge for low and high strength BOD food if pre-treatment is not maintained in accordance with requirements	13.292	13.438 x CPI ₁	13.586 x CPI ₂	13.736 x CPI ₃

Table 5.5 Corrosive substance charges (\$/ML)

	Unit	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Acidity (pH) ^a	Per ML of wastewater with <pH7	74.348	75.166 x CPI ₁	75.993 x CPI ₂	76.829 x CPI ₃
Temperature ^b	Per ML of wastewater with temperature >25°C	8.231	8.321 x CPI ₁	8.413 x CPI ₂	8.505 x CPI ₃

^a The charge is multiplied by the number of pH units by which the wastewater is less than pH7, e.g. if the pH is pH5 then the charge will be multiplied by two. Where the pH is a number that includes a decimal number then, for charging purposes, the pH will be rounded up where the decimal number is 0.5 or more and rounded down where the decimal number is less than 0.5, e.g., a pH6.5 will be rounded up to pH7 and a pH6.3 will be rounded down to pH6.

^b The charge is multiplied by the number of degrees Celsius (°C) by which the temperature of the wastewater is greater than 25°C, e.g. if the temperature of the wastewater is 27°C then the charge will be multiplied by two. Where the temperature is a number that includes a decimal number then, for charging purposes, the temperature will be rounded up where the decimal number is 0.5 or more and rounded down where the decimal number is less than 0.5, e.g., a temperature of 25.5°C will be rounded up to 26°C and a temperature of 25.3°C will be rounded down to 25°C.

[Note: Where Sydney Water declares a wastewater system to be affected by accelerated odour and corrosion, the temperature and pH charge will only apply if the customer is not committed to or not complying with an effluent improvement program.]

Schedule 6 Miscellaneous Customer Services

1 Maximum prices for Miscellaneous Customer Services

The maximum price that Sydney Water may levy for a Miscellaneous Customer Service listed in Table 6.1 is the corresponding price in Table 6.1 for the applicable Period.

[Note: A reference in Table 6.1 to “N/A” means that Sydney Water either does not provide the relevant service or the service has been combined with other services and recovered by one charge.]

Table 6.1 Maximum prices for Miscellaneous Customer Services

No	Miscellaneous Customer Service	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
1	Conveyancing certificate electronic	7.16	7.25 x CPI ₁	7.33 x CPI ₂	7.40 x CPI ₃
2	Property sewerage diagram				
	(a) Over the counter	N/A	N/A	N/A	N/A
	(b) Electronic	13.67	13.83 x CPI ₁	13.98 x CPI ₂	14.13 x CPI ₃
	(c) Online	24.56	24.82 x CPI ₁	25.10 x CPI ₂	25.38 x CPI ₃
3	Service location diagram				
	(a) Over the counter	N/A	N/A	N/A	N/A
	(b) Electronic	7.80	7.88 x CPI ₁	7.96 x CPI ₂	8.05 x CPI ₃
	(c) Online	16.55	16.73 x CPI ₁	16.91 x CPI ₂	17.10 x CPI ₃
4	Special meter reading statement	37.27	37.68 x CPI ₁	38.10 x CPI ₂	38.52 x CPI ₃
5	Billing record search statement – up to and including 5 years	34.53	34.91 x CPI ₁	35.30 x CPI ₂	35.69 x CPI ₃
6	Building over/Adjacent to asset advice	47.02	47.54 x CPI ₁	48.06 x CPI ₂	48.60 x CPI ₃
7	Water reconnection	56.52	57.14 x CPI ₁	57.77 x CPI ₂	58.41 x CPI ₃
8	Workshop test of water meter				
	(a) 20mm, 25mm and 32mm meters	181.01	183.00 x CPI ₁	185.01 x CPI ₂	187.05 x CPI ₃
	(b) 40mm and 50mm light meters	223.69	226.15 x CPI ₁	228.63 x CPI ₂	231.15 x CPI ₃
	(c) 50mm heavy, 80mm, 100mm and 150mm meters	249.41	252.15 x CPI ₁	254.96 x CPI ₂	257.72 x CPI ₃
	(d) 200mm, 250mm and 300mm meters	416.04	420.61 x CPI ₁	425.24 x CPI ₂	429.92 x CPI ₃
9	Water service disconnection	Nil	Nil	Nil	Nil
10	Water service connection installation application	Nil	Nil	Nil	Nil
11	Water service connection approval application (32-65mm)	334.18	337.86 x CPI ₁	341.58 x CPI ₂	345.34 x CPI ₃
12	Water service connection approval application (80mm or greater)	334.18	337.86 x CPI ₁	341.58 x CPI ₂	345.34 x CPI ₃
13	Application to assess a water main adjustment	N/A	N/A	N/A	N/A

No	Miscellaneous Customer Service	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
14	Standpipe hire – security bond	N/A	N/A	N/A	N/A
15	Standpipe hire – annual fee	N/A	N/A	N/A	N/A
16	Standpipe water usage fee	N/A	N/A	N/A	N/A
17	Backflow prevention device application and registration fee	N/A	N/A	N/A	N/A
18	Backflow prevention device annual administration fee	N/A	N/A	N/A	N/A
19	Major works inspection fee	N/A	N/A	N/A	N/A
20	Statement of available pressure and flow	138.43	139.95 x CPI ₁	141.50 x CPI ₂	143.05 x CPI ₃
21	Request for asset construction details	51.54	52.10 x CPI ₁	52.67 x CPI ₂	53.26 x CPI ₃
22	Supply system diagram	148.46	150.09 x CPI ₁	151.75 x CPI ₂	153.41 x CPI ₃
23	Building plan approval application	17.63	17.82 x CPI ₁	18.02 x CPI ₂	18.21 x CPI ₃
24	Asset adjustment application	272.28	275.28 x CPI ₁	278.30 x CPI ₂	281.37 x CPI ₃
25	Water main fitting adjustment application	Nil	Nil	Nil	Nil
26	Water pump application	138.43	139.95 x CPI ₁	141.50 x CPI ₂	143.05 x CPI ₃
27	Extended private service application	Nil	Nil	Nil	Nil
28	Wastewater connection installation application	Nil	Nil	Nil	Nil
29	Wastewater ventshaft relocation application	Nil	Nil	Nil	Nil
30	Disuse of wastewater pipe or structure	Nil	Nil	Nil	Nil
31	Stormwater connection approval application	Nil	Nil	Nil	Nil
32	Application for inspection of stormwater connection	Nil	Nil	Nil	Nil
33	Development requirements application				
	(a) Development requirements – complying development	199.72	201.92 x CPI ₁	204.13 x CPI ₂	206.38 x CPI ₃
	(b) Development requirements – other	528.16	533.96 x CPI ₁	539.84 x CPI ₂	545.78 x CPI ₃
34	Road closure application	Nil	Nil	Nil	Nil
35	Water and sewer extension application	528.16	533.96 x CPI ₁	539.84 x CPI ₂	545.78 x CPI ₃

No	Miscellaneous Customer Service	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
36	Monthly meter reading request by customer	12.02	12.15 x CPI ₁	12.28 x CPI ₂	12.42 x CPI ₃
37	Replacement of meter damaged by customer/customer's agent				
	(a) 20mm meter	197.40	199.57 x CPI ₁	201.76 x CPI ₂	203.98 x CPI ₃
	(b) 25mm, 32mm and 40mm meters	273.28	276.29 x CPI ₁	279.32 x CPI ₂	282.40 x CPI ₃
38	Integrated service connection application	263.67	266.57 x CPI ₁	269.50 x CPI ₂	272.47 x CPI ₃
39	Sydney Water hourly rate	150.47	152.12 x CPI ₁	153.80 x CPI ₂	155.50 x CPI ₃
40	Remote read meter (one off fee)				
	(a) 20mm meter	219.28	221.69 x CPI ₁	224.13 x CPI ₂	226.60 x CPI ₃
	(b) 25mm meter	231.04	233.59 x CPI ₁	236.15 x CPI ₂	238.75 x CPI ₃
	(c) 32mm, 40mm, 50mm light meters	253.57	256.36 x CPI ₁	259.18 x CPI ₂	262.03 x CPI ₃
	(d) 50mm heavy, 80mm and 100mm meters	444.84	449.73 x CPI ₁	454.68 x CPI ₂	459.68 x CPI ₃
41	Inaccessible meter fee (quarterly charge)	10.00	10.11 x CPI ₁	10.22 x CPI ₂	10.33 x CPI ₃
42	Backflow annual test	233.79	236.37 x CPI ₁	238.96 x CPI ₂	241.59 x CPI ₃

Schedule 7 Statement of reasons for setting methodologies

1 Legislative framework

- (a) Under section 13A of the IPART Act, IPART may not choose to make a determination that involves setting the methodology for fixing a maximum price, unless IPART is of the opinion that it is impractical to make a determination directly fixing the maximum price.
- (b) If IPART makes a determination that involves setting the methodology for fixing a maximum price then it must include a statement of reasons as to why it chose to set a methodology.

2 Statement of reasons

2.1 Methodology for Water Supply Services

IPART has set a methodology for fixing the maximum price for Water Supply Services. This is because the cost of providing Water Supply Services depends on a number of variables such as the volume of water supplied to a Property, the Meter size and metering arrangement. As part of the methodology, water usage charges are higher on Drought Response Days. This is because Sydney Water's costs are higher during drought. It is impractical to make a determination directly fixing a maximum price.

2.2 Methodology for Sewerage Services

IPART has set a methodology for fixing the maximum price for Sewerage Services. This is because the cost of providing Sewerage Services depends on a number of variables such as the volume of sewage discharged from a Property. It is impractical to make a determination directly fixing a maximum price.

2.3 Methodology for Trade Waste Services

IPART has set methodologies for fixing the maximum price for Trade Waste Services. This is because the cost of providing Trade Waste Services depends on a number of variables that are different for each category of customer. These variables include the different types of administration fees that may apply, the different types of pollutants that may be in the trade waste and the location of the wastewater treatment plant at which the Trade Waste Services are supplied. It is impractical to make a determination directly fixing a maximum price.

Schedule 8 Definitions and interpretation

1 Definitions

1.1 General definitions

In this determination:

2016 Determination means IPART's determination No. 5 of 2016 titled '*Sydney Water Corporation – Maximum prices for water, sewerage, stormwater drainage and other services from 1 July 2016*' published in New South Wales, *Government Gazette*, No. 53 of 24 June 2016, p 1665.

2017 Metropolitan Water Plan means the document titled '*2017 Metropolitan Water Plan – Water for a Liveable, Growing and Resilient Greater Sydney*' published by the Department of Industry, Skills and Regional Development in March 2017, as updated from time to time.

2017 Wholesale Services Determination means IPART's determination dated June 2017 and titled '*Sydney Water Corporation – Maximum prices for wholesale water, sewerage and trade waste services from 1 January 2018 (excluding services supplied to recycled water systems)*', published in New South Wales, *Government Gazette*, No. 77 of 7 July 2017, p 3668.

Available Storage means the total available storage in Greater Sydney's water supply reservoirs as published through a Daily Verified Storage Figure.

Boarding House has the meaning given in section 516 of the Local Government Act.

BOD means Biochemical Oxygen Demand.

Cease Day means a day that is exactly 31 days after a day on which the following two criteria are satisfied:

- (a) it occurs after the First Drought Level Day; and
- (b) a Daily Verified Storage Figure is published showing Available Storage is equal to or greater than 70% for the first time since Available Storage last fell below 60%.

Commencement Date means the Commencement Date defined in clause 2(a) of the Preliminary section of this determination.

Commercial Customer means a Property assessed by Sydney Water to be a commercial customer for trade waste purposes in accordance with the Trade Waste Policy.

Common Meter means a Meter which serves a Multi-Premises or Joint Water Supply Services Arrangement, where the Meter measures the water supplied to the Multi-Premises or Joint Water Supply Services Arrangement but not to each relevant Property located on or within that Multi-Premises or Joint Water Supply Services Arrangement.

Company Title Dwelling means a dwelling within a building owned by a company where the issued shares of the company entitle the legal owner to exclusive occupation of a specified dwelling within that building.

Contingent Cost Adjustment means the adjustment to the base water supply service charge calculated under clause 6 of Schedule 1.

CPI Multiplier has the meaning given to it in clause 1.2(b) of Schedule 8.

Daily Verified Storage Figure means:

- (a) a verified figure showing the level of total available storage in Greater Sydney's water supply reservoirs and published daily on the Water NSW website; or
- (b) if for any reason a verified figure described in paragraph (a) is not published, a figure showing the level of total available storage in Greater Sydney's water supply reservoirs notified or published by Water NSW or another authority nominated by the Minister responsible for Part 2 of the WIC Act.

Drought Response Day means a day that falls within a period which commences on and includes a Trigger Day and ends on and includes the day before the next Cease Day.

Exempt Land means land exempt from service charges under section 67(1) of the Sydney Water Act.

Filtered Water means water that has been treated at a water filtration plant or a desalination plant.

First Drought Level Day means the first day on or after the Commencement Date on which a Daily Verified Storage Figure is published showing Available Storage is below 60%.

Hostel means a premises that generally provides short-term tourist and visitor accommodation on a bed basis (rather than a room or self-contained suite basis).

Hotel means a premises that generally provides temporary or short-term accommodation on a room or self-contained suite basis.

Individual Meter means a Meter that serves a Property, where the Meter only measures water supplied to that Property.

Industrial Customer means a Property assessed by Sydney Water to be an industrial customer for trade waste purposes in accordance with the Trade Waste Policy.

Infrastructure Service has the meaning given to that term in the WIC Act.

IPART means the Independent Pricing and Regulatory Tribunal established under the IPART Act.

IPART Act means the *Independent Pricing and Regulatory Tribunal Act 1992* (NSW).

Joint Sewerage Services Arrangement means a servicing arrangement (other than a Non-Residential Multi-Premises Joint Sewerage Services Arrangement) whereby

Sydney Water provides Sewerage Services to two or more Properties through a single connection point to the Sewerage System. The “parent” of the Joint Sewerage Services Arrangement is the Property or Multi-Premises directly connected to the Sewerage System. Each Property (including any Property in a Multi-Premises) that is indirectly connected to the Sewerage System through private infrastructure connected to the “parent” is a “child” Property.

Joint Water Supply Services Arrangement means a servicing arrangement (other than a Non-Residential Multi-Premises Joint Water Supply Services Arrangement) whereby Sydney Water provides Water Supply Services to two or more Properties through a single connection point to the Water Supply System. The “parent” of the Joint Water Supply Services Arrangement is the Property or Multi-Premises directly connected to the Water Supply System. Each Property (including any Property in a Multi-Premises) that is indirectly connected to the Water Supply System through private infrastructure connected to the “parent” is a “child” Property.

Kellyville Village Area means the area in the map at Appendix A that is bounded by a green line.

Kellyville Village Stormwater Drainage Services means the stormwater drainage services supplied by Sydney Water to Properties within the Kellyville Village Area but does not include the stormwater drainage services supplied by Sydney Water to any Redeveloped Property within the Kellyville Village Area.

kL means kilolitre or one thousand litres.

Large Boarding House means a Boarding House with more than 10 rooms that may be let to tariff-paying occupants.

Large Non-Residential Customer means a customer that receives Water Supply Services to one of more Non-Residential Properties and has an annual water consumption that is greater than 7.3 ML.

Local Government Act means the *Local Government Act 1993* (NSW).

Low Impact means, in relation to a Property, that it has been assessed by Sydney Water as being ‘low impact’.

Meter means an apparatus for the measurement of water usage but excludes an apparatus used to check the accuracy of a meter.

Meter Reading Period means a period equal to the number of days between two dates on which Sydney Water reads a Meter. For the purpose of calculating the period, it includes the most recent date on which Sydney Water read the Meter but does not include the previous date on which Sydney Water read the Meter.

Metered Standpipe means a portable metered device for temporary connection to the Water Supply System.

Miscellaneous Customer Services means the ancillary and miscellaneous customer services referred to in clause 3(f) of the Order.

Mixed Multi-Premises means a Multi-Premises that contains at least one Residential Property and at least one Non-Residential Property.

Monopoly Services means the services referred to in clause 1.1 of the Preliminary section of this determination.

Multi-Premises means a premises where there is more than one Property.

Negotiated Services Agreement means a written agreement between Sydney Water and a Large Non-Residential Customer, a copy of which is provided to IPART by Sydney Water, under which Sydney Water agrees to provide Water Supply Services and/or Sewerage Services to the Large Non-Residential Customer at prices that are not the maximum prices set out in this determination.

New Property means a Property within the Rouse Hill Stormwater Catchment Area that is first connected to the Water Supply System on or after 1 July 2012. A Property is first connected to the Water Supply System when a Meter is installed to service the Property (including where a Meter is installed to service a Multi-Premises of which the Property forms a part).

Non-Drought Response Day means a day that falls within a period which commence on and includes the Commencement Date or a Cease Day, as the case may be, and ends on and includes the day before the next Trigger Day.

Non-Residential Multi-Premises means a Multi-Premises containing only Non-Residential Properties.

Non-Residential Multi-Premises Joint Sewerage Services Arrangement means a servicing arrangement whereby Sydney Water provides Sewerage Services to two or more Non-Residential Multi-Premises but only one of those Non-Residential Multi-Premises is directly connected to the Sewerage System with the other Non-Residential Multi-Premises being indirectly connected to the Sewerage System through private infrastructure.

Non-Residential Multi-Premises Joint Water Supply Services Arrangement means a servicing arrangement whereby Sydney Water provides Water Supply Services to two or more Non-Residential Multi-Premises but only one of those Non-Residential Multi-Premises is directly connected to the Water Supply System with the other Non-Residential Multi-Premises being indirectly connected to the Water Supply System through private infrastructure.

Non-Residential Property means a Property that is not a Residential Property.

Order means the *Independent Pricing and Regulatory Tribunal (Water, Sewerage and Drainage Services) Order 1997* published in New South Wales, *Government Gazette*, No. 18, 14 February 1997, p. 558.

Pass-Through Charging Period means a 12 month period from 1 April to 31 March.

Period means, as the case may be:

- (a) 1 July 2020 to 30 June 2021;
- (b) 1 July 2021 to 30 June 2022;
- (c) 1 July 2022 to 30 June 2023; and
- (d) 1 July 2023 to 30 June 2024.

Property includes:

- (a) a Strata Title Lot;
- (b) a Company Title Dwelling;
- (c) a community development lot, precinct development lot, or neighbourhood lot, as those terms are defined under the *Community Land Development Act 1989* (NSW);
- (d) a premises that contains two separate dwellings that is served by a single Meter (where neither dwelling is a dwelling to which any of paragraphs (a) to (c) apply);
- (e) a building, or part of a building, occupied or available for occupation as a separate dwelling or separate place of business, other than a building to which any of paragraphs (a) to (d) apply;
- (f) land (including Vacant Land);
- (g) a Hostel;
- (h) a Hotel; or
- (i) a Boarding House.

Property Area means the area of the land that comprises a Non-Residential Property measured in square metres.

Rateable Land has the meaning given to that term under the Local Government Act.

Recycled Water means water that has been treated to enable its use for certain industrial, commercial and/or household applications, but is not intended to meet the standards for drinking water required by the National Health and Medical Research Council's Australia Drinking Water Guidelines, as amended from time to time.

Redeveloped Property means a Property that has been developed after 1 July 2016 through subdivision, the construction of strata-titled Properties or a change in Property type.

Residential Property means a Property (excluding a Large Boarding House) where:

- (a) in the case of the Property being Rateable Land, the Property is categorised as 'residential' under section 516 of the Local Government Act; or
- (b) in the case of the Property not being Rateable Land, the dominant use of the Property is residential, applying the classifications in section 516 of the Local Government Act.

Rouse Hill Stormwater Catchment Area means the area in the map at Appendix A that is bounded by a dark blue line, excluding the Kellyville Village Area.

Rouse Hill Stormwater Drainage Services means stormwater drainage services supplied by Sydney Water to:

- (a) any Property within the Rouse Hill Stormwater Catchment Area; and
- (b) any Redeveloped Property within the Kellyville Village Area.

SDP means Sydney Desalination Plant Pty Ltd (ACN 125 935 177).

SDP Adjustment means the adjustment to the base water supply service charge calculated under clause 4 of Schedule 1.

SDP Construction Commencement Notification means a notification, in writing, from a Minister of the Government to IPART that construction has commenced on the expansion of the SDP Plant.

SDP Determination means any determination or determinations by IPART in force from time to time in respect of any services supplied by SDP for which SDP is a monopoly supplier under section 51(1) of the WIC Act.

SDP Plant means SDP's plant in the suburb of Kurnell.

Sewerage Services means the sewerage services referred to in clause 3(b) of the Order.

Sewerage System means the sewerage system of Sydney Water.

Shoalhaven Transfer means the transfer by Water NSW of water from the Tallowa Dam on the Shoalhaven River to other water storages in New South Wales pursuant to the requirements of the 2017 Metropolitan Water Plan.

Small Boarding House means a Boarding House with 10 or fewer rooms that may be let to tariff-paying occupants.

Stormwater Drainage Area has the meaning given to that term under the Sydney Water Act.

Stormwater Drainage Services means the stormwater drainage services referred to in clause 3(c) of the Order.

Strata Title Lot means a 'lot' as defined under the *Strata Schemes Development Act 2015* (NSW), but excludes a 'utility lot' as defined under that Act.

Subsequent Drought Level Day means a day:

- (c) which occurs after the First Drought Level Day; and
- (d) on which a Daily Verified Storage Figure is published showing Available Storage is below 60% for the first time since Available Storage was last equal to or greater than 70%.

Sydney Water means Sydney Water Corporation constituted under the Sydney Water Act.

Sydney Water Act means the *Sydney Water Act 1994* (NSW).

Sydney Water Developer Direct means the business unit operated by Sydney Water of that name, including as renamed from time to time.

Trade Waste Policy means the following documents (as applicable), as amended from time to time:

- (a) Sydney Water's *Connecting to Sydney Water systems policy*;
- (b) Sydney Water's *Responsibilities of connected customers policy*;
- (c) Sydney Water's *Industrial customers acceptance standards*;
- (d) Sydney Water's *Commercial customers trade wastewater fees and charges*; and
- (e) Sydney Water's *Wastesafe servicing your grease trap*.

Trade Waste Services means the trade waste services referred to in clause 3(d) of the Order.

Trigger Day means:

- (a) the day that is exactly 31 days after the First Drought Level Day; or
- (b) a day that is exactly 31 days after a Subsequent Drought Level Day.

Unconnected Property means:

- (a) in the context of Schedule 1, a Property that is not connected to the Water Supply System; and
- (b) in the context of Schedule 2, a Property that is not connected to the Sewerage System.

Unfiltered Water means water that has been chemically treated but not at a water filtration plant or a desalination plant.

Unmetered Period means a period, or part thereof, for which a Property is an Unmetered Property.

Unmetered Property means a Property that is connected to the Water Supply System or Sewerage System and is not served by a Meter.

Vacant Land means land that has no capital improvements and no connection to the Water Supply System or Sewerage System.

Wastesafe means an electronic tracking system used by Sydney Water to monitor the generation, collection, transport and disposal of grease trap waste.

WNSW Adjustment means the adjustment to the base water supply service charge calculated under clause 5 of Schedule 1.

Water Supply Services means the water supply services referred to in clause 3(a) of the Order.

Water Supply System means the water supply system of Sydney Water.

WIC Act means the *Water Industry Competition Act 2006* (NSW).

1.2 Consumer Price Index

- (a) CPI means the consumer price index All Groups index number for the weighted average of eight capital cities, published by the Australian Bureau of Statistics; or, if the Australian Bureau of Statistics does not or ceases to publish the index, then CPI will mean an index determined by IPART.
- (b) Where this determination provides that an amount is to be adjusted by the applicable CPI Multiplier, it is to be multiplied by:
- (1) CPI_1 for the Period from 1 July 2021 to 30 June 2022;
 - (2) CPI_2 for the Period from 1 July 2022 to 30 June 2023; or
 - (3) CPI_3 for the Period from 1 July 2023 to 30 June 2024.
- (c) In this determination:

$$CPI_1 = \frac{CPI_{March2021}}{CPI_{March2020}}$$

$$CPI_2 = \frac{CPI_{March2022}}{CPI_{March2020}}$$

$$CPI_3 = \frac{CPI_{March2023}}{CPI_{March2020}}$$

$$CPI_0^* = \frac{CPI_{December2019}}{CPI_{March2020}}$$

$$CPI_1^* = \frac{CPI_{December2020}}{CPI_{March2020}}$$

$$CPI_2^* = \frac{CPI_{December2021}}{CPI_{March2020}}$$

Where:

$CPI_{March2020}$ means CPI for the March quarter of 2020;

$CPI_{March2021}$ means CPI for the March quarter of 2021;

$CPI_{March2022}$ means CPI for the March quarter of 2022;

$CPI_{March2023}$ means CPI for the March quarter of 2023;

$CPI_{December2019}$ means CPI for the December quarter of 2019;

$CPI_{December2020}$ means CPI for the December quarter of 2020; and

$CPI_{December2021}$ means CPI for the December quarter of 2021.

2 Interpretation

2.1 General provisions

In this determination:

- (a) headings are for convenience only and do not affect the interpretation of this determination;
- (b) a reference to a schedule, clause, paragraph or table is a reference to a schedule to, clause of, paragraph in, or table in, this determination unless otherwise indicated;
- (c) a construction that would promote a purpose or object expressly or impliedly underlying the IPART Act is to be preferred to a construction that would not promote that purpose or object;
- (d) words or expressions importing the singular include the plural and vice versa;
- (e) a reference to a law or statute includes regulations, ordinances, by-laws, rules, codes and other instruments (including licences) under it and consolidations, amendments, re-enactments or replacements of them or of the law or statute itself;
- (f) where a word or expression is defined, other grammatical forms of that word or expression have a corresponding meaning;
- (g) a reference to a month is to a calendar month;
- (h) a reference to a financial year is a reference to a period of 12 months beginning on 1 July and ending on the following 30 June;
- (i) a reference to a person includes a reference to the person's executors, administrators, successors, replacements (including, but not limited to, persons taking by novation), agents and assigns;
- (j) a reference to a body, whether statutory or not:
 - (1) which ceases to exist; or
 - (2) whose powers or functions are transferred to another body;
 is a reference to the body which replaces it or which substantially succeeds to its powers or functions; and
- (k) a reference to a business name which is replaced by a different business name is taken to be a reference to the replacement business name.

2.2 Explanatory notes and clarification notice

- (a) Explanatory notes and examples do not form part of this determination, but in the case of uncertainty may be relied on for interpretation purposes.
- (b) IPART may publish a clarification notice in the NSW Government Gazette to correct any manifest error in this determination. Such a clarification notice is taken to form part of this determination.

2.3 Maximum prices exclusive of GST

- (a) Maximum prices specified in this determination do not include GST.
- (b) For the avoidance of doubt, where GST is lawfully applied to maximum prices under this determination, the resulting GST inclusive price is consistent with this determination.

2.4 Rounding rule

- (a) Any maximum price calculated in accordance with this determination is to be rounded to the nearest whole cent.
- (b) For the purposes of rounding a maximum price under clause 2.4(a), any amount that is a multiple of 0.5 cents (but not a multiple of 1 cent) is to be rounded up to the nearest whole cent.
- (c) The CPI Multipliers calculated under clause 1.2 are to be rounded to three decimal places before adjusting a maximum price for inflation.
- (d) For the purposes of rounding the CPI Multipliers under clause 2.4(c), any amount that is a multiple of 0.0005 (but not a multiple of 0.001) is to be rounded up to three decimal places.

2.5 Billing and pro-rating

- (a) For the avoidance of doubt, nothing in this determination affects:
 - (1) when Sydney Water may issue a bill to a customer for prices or charges under this determination; or
 - (2) when Sydney Water must read a Meter.
- (b) Sydney Water must levy any charge applying in this determination on a pro-rata basis, where:
 - (1) a Meter Reading Period traverses more than one Period; or
 - (2) a billing period covers part of a Period.

[Note: Clause 2.5(b) requires Sydney Water to levy charges (including service charges) on a pro-rata basis, meaning that any annual charges must be pro-rated based on the number of days falling within the relevant billing period. Billing frequency is dealt with in the customer contract available on Sydney Water's website.]

[Example: If Sydney Water reads the Meter at a Residential Property on 1 June 2021 and then again on 30 August 2021, the Meter Reading Period is 90 days. The first 29 days (excluding 1 June 2021) are in the Period from 1 July 2020 to 30 June 2021. The last 61 days (including 30 August 2021) are in the Period from 1 July 2021 to 30 June 2022. If the Meter measured that 180 kilolitres of Filtered Water had been used in the Meter Reading Period, 58 kilolitres would be allocated to the Period commencing 1 July 2020 and the remaining 122 kilolitres would be allocated to the Period commencing on 1 July 2021.]

- (c) For the purposes of the Sydney Water Act and Sydney Water's customer contract, the following charges are to be treated as part of the service charge for the relevant Monopoly Service:
- (1) any part of the water usage charge based on volumes deemed to have been supplied during an Unmetered Period under clause 7.2 of Schedule 1; and
 - (2) the sewerage usage charge for any Property (other than Exempt Land) deemed to have a single 20mm Meter under clause 2.2(a) of Schedule 2.

2.6 This determination fixes maximum prices

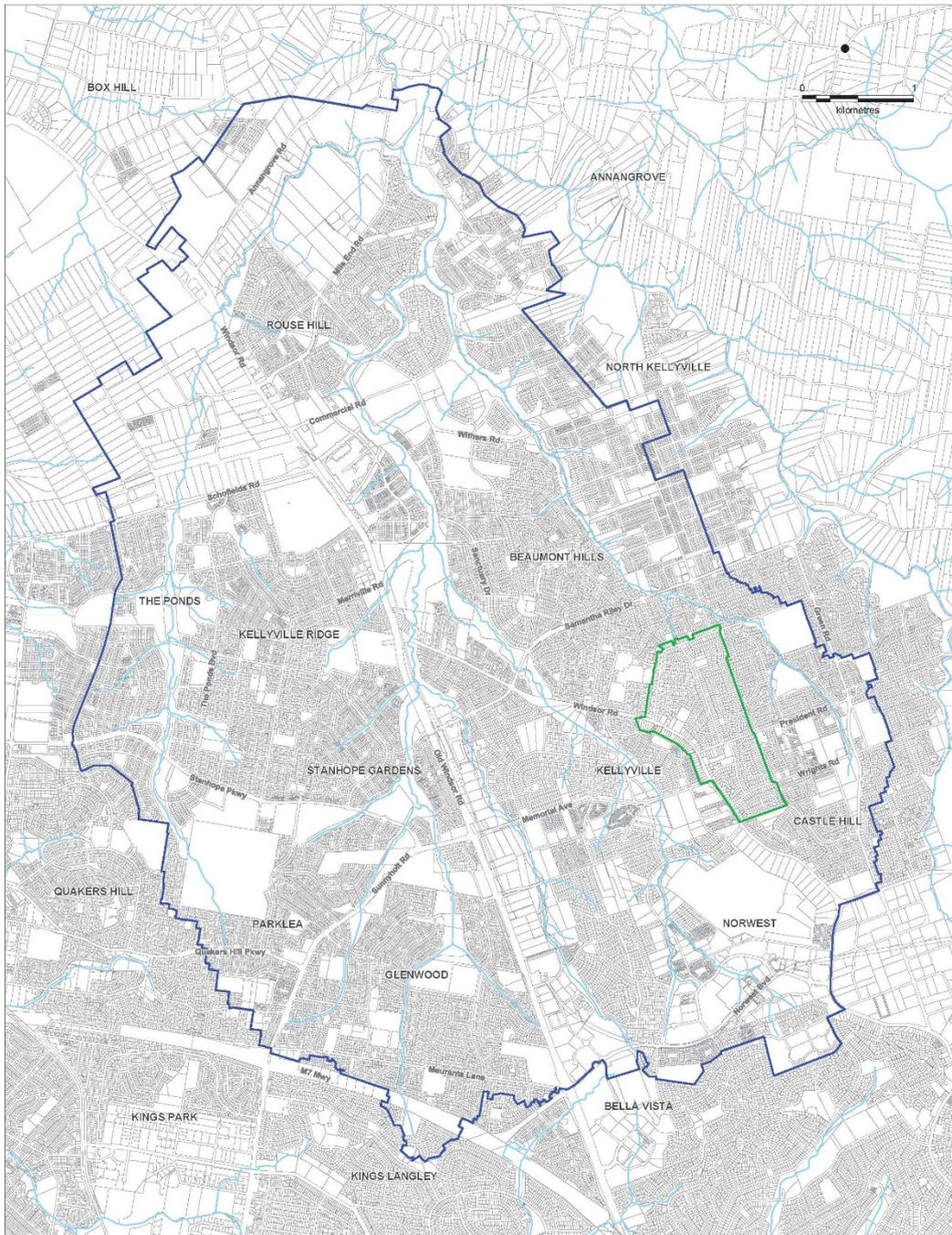
For the avoidance of doubt, this determination fixes the maximum prices that Sydney Water may levy for the Monopoly Services. It does not specify who Sydney Water must levy the maximum prices on.

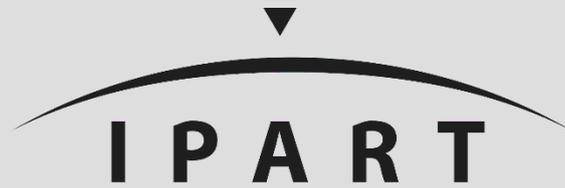
[Example: The maximum price that Sydney Water may levy for supplying Water Supply Services to a Residential Property in a Multi-Premises that is served by a single Common Meter is the sum of the applicable service charge and the Residential Property's share of the water usage charge for the Multi-Premises. This determination does not prevent Sydney Water from levying the service charge on the owner of the Residential Property and the aggregate water usage charge on the relevant owners corporation.]

Appendix A Rouse Hill Stormwater Catchment Area and Kellyville Village Area

Rouse Hill Stormwater Catchment Area

-  Rouse Hill Stormwater Catchment Area
-  Existing Kellyville Village





Independent Pricing and Regulatory Tribunal
New South Wales

Water NSW

**Maximum prices for Water NSW's Greater Sydney Services
from 1 July 2020**

Determination

June 2020

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The Independent Pricing and Regulatory Tribunal (IPART)

IPART provides independent regulatory decisions and advice to protect and promote the ongoing interests of the consumers, taxpayers and citizens of NSW. IPART's independence is underpinned by an Act of Parliament. Further information on IPART can be obtained from IPART's website: <https://www.ipart.nsw.gov.au/Home>.

Tribunal Members

The Tribunal members for this review are:

Dr Paul Paterson, Chair
Ms Deborah Cope
Ms Sandra Gamble

Enquiries regarding this document should be directed to a staff member:

Matthew Mansell (02) 9113 7770

Contents

Tribunal Members	iii
Preliminary	1
1 Application of this determination	1
2 Commencement and term of this determination	1
3 Replacement of 2016 Determination	2
4 Pricing Schedules	2
5 Legislative background	2
Schedule 1 Determination Services supplied to Large Customers	3
1 Application	3
2 Maximum price	3
3 Calculating the applicable volumetric charge	3
4 Calculating <i>CST</i>	4
Schedule 2 Determination Services supplied to Wingecarribee Shire Council, Shoalhaven City Council and Goulburn Mulwaree Council	7
1 Application	7
2 Maximum price for the Determination Services to Wingecarribee Shire Council	7
3 Maximum price for the Determination Services to Shoalhaven City Council	7
4 Maximum price for the Determination Services to Goulburn Mulwaree Council	8
Schedule 3 Bulk Raw Water supplied to Small Customers	10
1 Application	10
2 Maximum price for Bulk Raw Water	10
Schedule 4 Unfiltered Water supplied to Small Customers	11
1 Application	11
2 Maximum price for Unfiltered Water	11
Schedule 5 Statement of the reasons why IPART has chosen to set a methodology for fixing a maximum price	13
1 Legislative framework	13
2 Statement of reasons	13
Schedule 6 Definitions and interpretation	14
1 Definitions	14
2 Interpretation	18

Preliminary

1 Application of this determination

1.1 This determination applies to government monopoly services declared under the Order

This determination fixes maximum prices, or sets methodologies for fixing maximum prices, for the services provided by Water NSW which are declared as government monopoly services under the Order, other than the services excluded by clause 1.2.

1.2 Services excluded from this determination

- (a) This determination does not apply to any services supplied by Water NSW to Sydney Water Corporation in order to earn:
 - (1) any Annual Water Quality Incentive Payment paid to it under the "Raw Water Supply Agreement" executed on 14 October 2013 by Water NSW and Sydney Water Corporation; or
 - (2) an equivalent payment under any amended version or replacement of that agreement in force from time to time.
- (b) For the avoidance of doubt, and despite any other provision in this determination, this determination does not apply to any services provided by Water NSW:
 - (1) in connection with its Non-Sydney Catchment Functions; or
 - (2) that do not have a connection with the Sydney Catchment Area.

[Note: The purpose of clause 1.2(a) is to ensure that this determination does not preclude Water NSW and Sydney Water Corporation from reaching agreement on or making payment under an incentive payment scheme pursuant to the current Raw Water Supply Agreement, or any amended or replacement version of that agreement.]

2 Commencement and term of this determination

- (a) This determination commences on the later of:
 - (1) 1 July 2020; and
 - (2) the date that it is published in the NSW Government Gazette (**Commencement Date**).
- (b) The maximum prices under this determination apply from the Commencement Date to 30 June 2024.
- (c) Maximum prices will continue to be calculated in accordance with this determination beyond 30 June 2024 until this determination is revoked or replaced. For the purpose of calculating maximum prices beyond 30 June 2024, the relevant figures from Tables 1-16, as necessary, are those for the Period 1 July 2023 to 30 June 2024.

3 Replacement of 2016 Determination

This determination replaces the 2016 Determination.

4 Pricing Schedules

The schedules listed in Table P.1 set out the maximum prices that Water NSW may charge for supplying the Determination Services.

Table P.1 Pricing schedules

Schedule	Determination Services to which the schedule applies
Schedule 1	Determination Services supplied to Large Customers
Schedule 2	Determination Services supplied to Goulburn Mulwaree Council, Shoalhaven City Council and Wingecarribee Shire Council
Schedule 3	Bulk Raw Water supplied to Small Customers
Schedule 4	Unfiltered Water supplied to Small Customers

5 Legislative background

- (a) Section 11(1)(a) of the IPART Act provides IPART with a standing reference for the determination of maximum prices for government monopoly services supplied by a government agency specified in Schedule 1 to the IPART Act.
- (b) Water NSW is listed as a government agency in Schedule 1 to the IPART Act.
- (c) The Determination Services are government monopoly services because they fall within the scope of the Order.
- (d) This determination fixes the maximum price for some services and sets a methodology for fixing the maximum price for other services. As required by section 13A(3) of the IPART Act, where IPART has set a methodology for fixing maximum prices, its reasons for doing so are set out in Schedule 5.

Schedule 1 Determination Services supplied to Large Customers

1 Application

Schedule 1 sets the methodology for fixing the maximum prices that Water NSW may charge Large Customers for the Determination Services.

2 Maximum price

The maximum price that Water NSW may charge a Large Customer for the Determination Services for a month is calculated as follows:

$$\left(FAC \times \frac{Customer\ Supply}{Total\ Supply} \right) + (VC \times Customer\ Supply)$$

Where:

- (a) *FAC* is the fixed availability charge for the Period in which the month occurs set out in Table 1;
- (b) *Customer Supply* is the total volume of water (ML) supplied by Water NSW to the Large Customer for the month, to the nearest whole ML;
- (c) *Total Supply* is the total volume of water (ML) supplied by Water NSW to all Large Customers for the month, to the nearest whole ML; and
- (d) *VC* is the volumetric charge for the month (\$/ML), which is either:
 - (1) if $Q_{SDP} < FS$, the amount calculated by applying clause 3; or
 - (2) if $Q_{SDP} \geq FS$, nil,

where Q_{SDP} and FS have the meanings given in clause 3.

3 Calculating the applicable volumetric charge

For the purposes of clause 2, the volumetric charge for a month is the amount calculated as follows:

$$\frac{20\% \times TR}{FS - Q_{SDP}} + \frac{CST}{AS}$$

Where:

- (a) TR is Water NSW's target revenue requirement from Large Customers for the Period in which the month occurs, as set out in Table 2;
 - (b) FS is Water NSW's forecast water sales (ML) to all Large Customers for the month, which is the sum of:
 - (1) the number of Drought Response Days in the month multiplied by the forecast water sales for a Drought Response Day in the relevant Period, as set out in Table 3; and
 - (2) the number of Non-Drought Response Days in the month multiplied by the forecast water sales for a Non-Drought Response Day in the relevant Period, as set out in Table 4;
 - (c) Q_{SDP} is the lesser of:
 - (1) the SDP Total Monthly Plant Capacity; or
 - (2) the volume of water to the nearest whole ML supplied by SDP pursuant to an SDP Operation Requirement to all Large Customers in the month, as notified to Water NSW collectively by all the Large Customers no later than 5 Business Days after the end of the month;
- [Note: for the avoidance of doubt, subclause (c)(2) is intended to capture only volumes of water supplied by SDP to Large Customers that SDP is required to supply under an SDP Operation Requirement. It does not capture volumes of water supplied by SDP to Large Customers on any other basis, including water that SDP is permitted, but not required, to supply under its Network Operator's Licence.]
- (d) AS is the actual water sales (ML) to all Large Customers by Water NSW in the month, to the nearest whole ML; and
 - (e) CST (cost of Shoalhaven transfer for the month) is the amount calculated in accordance with clause 4.

4 Calculating CST

For the purposes of clause 3, CST is the amount calculated as follows:

$$OPT + PT$$

Where:

- (a) OPT is the amount calculated as follows:

$$OP_p \times OP_v$$

Where:

- (1) OP_p is the off-peak electricity price in Table 5 for the Quarter and Period in which the month falls;
- (2) OP_v is the lesser of:

- (A) the actual volume of water (ML) transferred during the month from the Shoalhaven system, as measured and recorded by Water NSW; and
- (B) OP_{max} ;
- (b) PT is the amount calculated as follows:

$$P_p \times P_v$$

Where:

- (1) P_p is the peak electricity price in Table 6 for the Quarter and Period in which the month falls; and
- (2) P_v is:
- (A) if the actual volume of water (ML) transferred during the month from the Shoalhaven system, as measured and recorded by Water NSW, is equal to or less than OP_{max} , then 0; or
- (B) if the actual volume of water (ML) transferred during the month from the Shoalhaven system, as measured and recorded by Water NSW, is greater than OP_{max} , then the actual volume of water transferred during that month from the Shoalhaven system less OP_{max} ; and
- (c) OP_{max} is, in respect of the month, a volume of water that is the sum of:
- (1) the number of Business Days in that month multiplied by 2,092ML; and
- (2) the number of days that are not Business Days in that month multiplied by 2,510.4ML.

[Note: In respect of the calculation under subclause (a), if the actual volume of water transferred from the Shoalhaven system is equal to OP_{max} then that figure should be inputted as the value of OP_v . For example if the actual volume transferred was 69,036ML and OP_{max} was also 69,036ML, then the calculation in subclause (a) should be applied as $OP_p \times 69,036ML$.]

Table 1 Fixed availability charge for Large Customers

Period	(\$ per month)
1 July 2020 to 30 June 2021	13,384,337
1 July 2021 to 30 June 2022	13,384,337 × CPI ₁
1 July 2022 to 30 June 2023	13,384,337 × CPI ₂
1 July 2023 to 30 June 2024	13,384,337 × CPI ₃

Table 2 Target revenue requirement from Large Customers

Period	(\$ per month)
1 July 2020 to 30 June 2021	16,661,654
1 July 2021 to 30 June 2022	16,699,459 × CPI ₁
1 July 2022 to 30 June 2023	16,736,802 × CPI ₂

1 July 2023 to 30 June 2024 16,783,489 × CPI₃

Table 3 Forecast water sales to all Large Customers on a Drought Response Day

Period	(ML per day)
1 July 2020 to 30 June 2021	1,293
1 July 2021 to 30 June 2022	1,308
1 July 2022 to 30 June 2023	1,322
1 July 2023 to 30 June 2024	1,337

Table 4 Forecast water sales to all Large Customers on a Non-Drought Response Day

Period	(ML per day)
1 July 2020 to 30 June 2021	1,547
1 July 2021 to 30 June 2022	1,565
1 July 2022 to 30 June 2023	1,582
1 July 2023 to 30 June 2024	1,600

Table 5 Off-peak electricity price

Quarter	Period (\$ per ML)			
	1 July 2020 to 30 June 2021	1 July 2021 to 30 June 2022	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024
1 July – 30 September	210.32	193.26 × CPI ₁	215.38 × CPI ₂	198.86 × CPI ₃
1 October – 31 December	180.77	165.36 × CPI ₁	169.06 × CPI ₂	158.03 × CPI ₃
1 January – 31 March	250.03	230.80 × CPI ₁	267.64 × CPI ₂	245.68 × CPI ₃
1 April – 30 June	187.21	171.47 × CPI ₁	183.53 × CPI ₂	171.64 × CPI ₃

Table 6 Peak electricity price

Quarter	Period (\$ per ML)			
	1 July 2020 to 30 June 2021	1 July 2021 to 30 June 2022	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024
1 July – 30 September	259.52	247.76 × CPI ₁	281.15 × CPI ₂	264.74 × CPI ₃
1 October – 31 December	222.66	209.04 × CPI ₁	227.87 × CPI ₂	210.73 × CPI ₃
1 January – 31 March	769.07	749.83 × CPI ₁	774.18 × CPI ₂	716.55 × CPI ₃
1 April – 30 June	240.15	230.05 × CPI ₁	251.18 × CPI ₂	243.00 × CPI ₃

Schedule 2 Determination Services supplied to Wingecarribee Shire Council, Shoalhaven City Council and Goulburn Mulwaree Council

1 Application

Schedule 2 sets the maximum prices that Water NSW may charge Wingecarribee Shire Council, Shoalhaven City Council, and Goulburn Mulwaree Council for the Determination Services.

2 Maximum price for the Determination Services to Wingecarribee Shire Council

The maximum price that Water NSW may charge Wingecarribee Shire Council for the Determination Services for a month is the sum of:

- (a) the fixed availability charge in Table 7 for the Period in which the month occurs; and
- (b) the volumetric charge for the month, which is the sum of:
 - (1) the total volume of water (ML) supplied by Water NSW to Wingecarribee Shire Council on all Drought Response Days during the month, rounded to the nearest whole ML, multiplied by the volumetric charge in Table 10 for the Period in which the month occurs; and
 - (2) the total volume of water (ML) supplied by Water NSW to Wingecarribee Shire Council on all Non-Drought Response Days during the month, rounded to the nearest whole ML, multiplied by the volumetric charge in Table 11 for the Period in which the month occurs.

3 Maximum price for the Determination Services to Shoalhaven City Council

The maximum price that Water NSW may charge Shoalhaven City Council for the Determination Services for a month is the sum of:

- (a) the fixed availability charge in Table 8 for the Period in which the month occurs; and
- (b) the volumetric charge for the month, which is the sum of:
 - (1) the total volume of water (ML) supplied by Water NSW to Shoalhaven City Council on all Drought Response Days during the month, rounded to the

nearest whole ML, multiplied by the volumetric charge in Table 10 for the Period in which the month occurs; and

- (2) the total volume of water (ML) supplied by Water NSW to Shoalhaven City Council on all Non-Drought Response Days during the month, rounded to the nearest whole ML, multiplied by the volumetric charge in Table 11 for the Period in which the month occurs.

4 Maximum price for the Determination Services to Goulburn Mulwaree Council

The maximum price that Water NSW may charge Goulburn Mulwaree Council for the Determination Services for a month is the sum of:

- (a) the fixed availability charge in Table 9 for the Period in which the month occurs; and
- (b) the volumetric charge for the month, which is the sum of:
 - (1) the total volume of water (ML) supplied by Water NSW to Goulburn Mulwaree Council on all Drought Response Days during the month, rounded to the nearest whole ML, multiplied by the volumetric charge in Table 10 for the Period in which the month occurs; and
 - (2) the total volume of water (ML) supplied by Water NSW to Goulburn Mulwaree Council on all Non-Drought Response Days during the month, rounded to the nearest whole ML, multiplied by the volumetric charge in Table 11 for the Period in which the month occurs.

Table 7 Fixed availability charge for Wingecarribee Shire Council

Period	(\$ per month)
1 July 2020 to 30 June 2021	84,435
1 July 2021 to 30 June 2022	84,435 × CPI ₁
1 July 2022 to 30 June 2023	84,435 × CPI ₂
1 July 2023 to 30 June 2024	84,435 × CPI ₃

Table 8 Fixed availability charge for Shoalhaven City Council

Period	(\$ per month)
1 July 2020 to 30 June 2021	1,583
1 July 2021 to 30 June 2022	1,583 × CPI ₁
1 July 2022 to 30 June 2023	1,583 × CPI ₂
1 July 2023 to 30 June 2024	1,583 × CPI ₃

Table 9 Fixed availability charge for Goulburn Mulwaree Council

Period	(\$ per month)
1 July 2020 to 30 June 2021	1,900
1 July 2021 to 30 June 2022	1,900 × CPI ₁
1 July 2022 to 30 June 2023	1,900 × CPI ₂
1 July 2023 to 30 June 2024	1,900 × CPI ₃

Table 10 Volumetric charge for Wingecarribee Shire Council, Shoalhaven City Council, and Goulburn Mulwaree Council on Drought Response Days

Period	(\$ per ML)
1 July 2020 to 30 June 2021	63.17
1 July 2021 to 30 June 2022	63.17 × CPI ₁
1 July 2022 to 30 June 2023	63.17 × CPI ₂
1 July 2023 to 30 June 2024	63.17 × CPI ₃

Table 11 Volumetric charge for Wingecarribee Shire Council, Shoalhaven City Council, and Goulburn Mulwaree Council on Non-Drought Response Days

Period	(\$ per ML)
1 July 2020 to 30 June 2021	52.78
1 July 2021 to 30 June 2022	52.78 × CPI ₁
1 July 2022 to 30 June 2023	52.78 × CPI ₂
1 July 2023 to 30 June 2024	52.78 × CPI ₃

Schedule 3 Bulk Raw Water supplied to Small Customers

1 Application

Schedule 3 sets the maximum prices that Water NSW may charge Small Customers for the supply of Bulk Raw Water.

2 Maximum price for Bulk Raw Water

The maximum price that Water NSW may charge a Small Customer for supplying Bulk Raw Water is the volumetric charge calculated as the sum of:

- (a) the volumetric charge in Table 12 for Drought Response Days multiplied by the volume of Bulk Raw Water (kL) supplied by Water NSW to the Small Customer on Drought Response Days, rounded to the nearest whole kL; and
- (b) the volumetric charge in Table 13 for Non-Drought Response Days multiplied by the volume of Bulk Raw Water (kL) supplied by Water NSW to the Small Customer on Non-Drought Response Days, rounded to the nearest whole kL.

[Note: There is no fixed component of the maximum price that Water NSW may charge a Small Customer for supplying Bulk Raw Water.]

Table 12 Volumetric charge for Bulk Raw Water for Small Customers on Drought Response Days

Period	(\$ per kL)
1 July 2020 to 30 June 2021	0.80
1 July 2021 to 30 June 2022	$0.80 \times \text{CPI}_1$
1 July 2022 to 30 June 2023	$0.80 \times \text{CPI}_2$
1 July 2023 to 30 June 2024	$0.80 \times \text{CPI}_3$

Table 13 Volumetric charge for Bulk Raw Water for Small Customers on Non-Drought Response Days

Period	(\$ per kL)
1 July 2020 to 30 June 2021	0.67
1 July 2021 to 30 June 2022	$0.67 \times \text{CPI}_1$
1 July 2022 to 30 June 2023	$0.67 \times \text{CPI}_2$
1 July 2023 to 30 June 2024	$0.67 \times \text{CPI}_3$

Schedule 4 Unfiltered Water supplied to Small Customers

1 Application

Schedule 4 sets the maximum prices that Water NSW may charge Small Customers for the supply of Unfiltered Water.

2 Maximum price for Unfiltered Water

The maximum price that Water NSW may charge a Small Customer for supplying Unfiltered Water is the sum of:

- (a) the fixed availability charge in Table 14 for the applicable meter size and Period; and
- (b) the volumetric charge for the applicable Period, which is the sum of:
 - (1) the volumetric charge in Table 15 for Drought Response Days multiplied by the volume of Unfiltered Water (kL) supplied by Water NSW to the Small Customer on Drought Response Days, rounded to the nearest whole kL; and
 - (2) the volumetric charge in Table 16 for Non-Drought Response Days multiplied by the volume of Unfiltered Water (kL) supplied by Water NSW to the Small Customer on Non-Drought Response Days, rounded to the nearest whole kL.

Table 14 Fixed availability charge for Unfiltered Water for Small Customers

Meter size	Period	Period			
		1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
20mm		101.92	101.92 × CPI ₁	101.92 × CPI ₂	101.92 × CPI ₃
25mm		159.25	159.25 × CPI ₁	159.25 × CPI ₂	159.25 × CPI ₃
30mm		229.32	229.32 × CPI ₁	229.32 × CPI ₂	229.32 × CPI ₃
32mm		260.92	260.92 × CPI ₁	260.92 × CPI ₂	260.92 × CPI ₃
40mm		407.68	407.68 × CPI ₁	407.68 × CPI ₂	407.68 × CPI ₃
50mm		637.00	637.00 × CPI ₁	637.00 × CPI ₂	637.00 × CPI ₃
80mm		1,630.72	1,630.72 × CPI ₁	1,630.72 × CPI ₂	1,630.72 × CPI ₃
100mm		2,548.00	2,548.00 × CPI ₁	2,548.00 × CPI ₂	2,548.00 × CPI ₃
150mm		5,733.00	5,733.00 × CPI ₁	5,733.00 × CPI ₂	5,733.00 × CPI ₃
200mm		10,192.00	10,192.00 × CPI ₁	10,192.00 × CPI ₂	10,192.00 × CPI ₃

Schedule 4 Unfiltered Water supplied to Small Customers

>200mm	$(\text{Meter size})^2 \times$ (20mm fixed availability charge) \div 400			
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Table 15 Volumetric charge for Unfiltered Water for Small Customers on Drought Response Days

Period	(\$ per kL)
1 July 2020 to 30 June 2021	1.39
1 July 2021 to 30 June 2022	$1.39 \times \text{CPI}_1$
1 July 2022 to 30 June 2023	$1.39 \times \text{CPI}_2$
1 July 2023 to 30 June 2024	$1.39 \times \text{CPI}_3$

Table 16 Volumetric charge for Unfiltered Water for Small Customers on Non-Drought Response Days

Period	(\$ per kL)
1 July 2020 to 30 June 2021	1.16
1 July 2021 to 30 June 2022	$1.16 \times \text{CPI}_1$
1 July 2022 to 30 June 2023	$1.16 \times \text{CPI}_2$
1 July 2023 to 30 June 2024	$1.16 \times \text{CPI}_3$

Schedule 5 Statement of the reasons why IPART has chosen to set a methodology for fixing a maximum price

1 Legislative framework

- (a) Under section 13A of the IPART Act, IPART may not choose to make a determination that involves setting the methodology for fixing a maximum price, unless IPART is of the opinion that it is impractical to make a determination directly fixing the maximum price.
- (b) If IPART makes a determination that involves setting the methodology for fixing a maximum price, then it must include a statement of reasons as to why it chose to set a methodology.

2 Statement of reasons

IPART has set a methodology for fixing the maximum prices that Water NSW may charge Large Customers for the Determination Services.

The methodology addresses the risk that Water NSW will under-recover revenue if its sales to Large Customers differ significantly from IPART's sales forecasts. There is risk this may occur due, in part, to Large Customers' arrangements to purchase water from SDP. The more water supplied to Large Customers from the SDP Plant, the greater the reduction in Water NSW's sales to Large Customers. Given this uncertainty over IPART's sales forecasts, it is impractical to make a determination directly fixing the maximum price. Instead, IPART has set a methodology to address the revenue risk to Water NSW and the uncertainty regarding the operation of the SDP Plant.

The methodology is also designed to pass through to Large Customers Water NSW's electricity costs of pumping water from its storages on the Shoalhaven River to other water storages. The amount of water that Water NSW needs to pump from its storages on the Shoalhaven River varies greatly from time to time, largely depending on rainfall. Depending on the extent of the shortage and the urgency of the situation, Water NSW may have to pump water when peak electricity prices apply. Given this uncertainty, it is impractical to make a determination directly fixing the maximum price. Instead, IPART has set a methodology for fixing the maximum price that should result in prices which are closer to the actual efficient costs of Water NSW.

The methodology also provides for higher volumetric charges on Drought Days and lower volumetric charges on Non-Drought Days. This is necessary because Water NSW's forecast sales are lower on Drought Days. It would have been impractical to reflect these differences in forecast sales if IPART directly fixed maximum prices.

Schedule 6 Definitions and interpretation

1 Definitions

1.1 General definitions

In this determination:

2016 Determination means IPART's determination No. 3 of 2016 titled 'Water NSW – Maximum prices for water supply services from 1 July 2016 in relation to Sydney Catchment Functions' published in New South Wales, *Government Gazette*, No. 53 of 24 June 2016, p 1787.

Available Storage means the total available storage in Greater Sydney's water supply reservoirs as published through a Daily Verified Storage Figure.

Billing Period means the period of time covered by a bill Water NSW sends to a customer.

Bulk Raw Water means water that has not been treated in any way.

Business Day means a weekday that is not a public holiday in Sydney, New South Wales.

Cease Day means a day that is exactly 31 days after a day on which the following two criteria are satisfied:

- (a) it occurs after the First Drought Level Day; and
- (b) a Daily Verified Storage Figure is published showing Available Storage is equal to or greater than 70% for the first time since Available Storage last fell below 60%.

Commencement Date has the meaning given to that term in clause 2(a) of the Preliminary section of this determination.

Daily Verified Storage Figure means:

- (a) a verified figure showing the level of total available storage in Greater Sydney's water supply reservoirs and published daily on the Water NSW website; or
- (b) if for any reason the verified figure described in paragraph (a) is not published, a figure showing the level of total available storage in Greater Sydney's water supply reservoirs notified or published by Water NSW or another authority nominated by the Minister responsible for Part 2 of the WIC Act.

Determination Services means the government monopoly services for which this determination fixes maximum prices, or sets methodologies for fixing maximum prices, as set out in clause 1 of the Preliminary section of this determination.

Drought Response Day means a day that falls within a period which commences on and includes a Trigger Day and ends on and includes the day before the next Cease Day.

First Drought Level Day means the first day on or after the Commencement Date on which a Daily Verified Storage Figure is published showing Available Storage is below 60%.

Goulburn Mulwaree Council means any council constituted from time to time under the *Local Government Act 1993* (NSW) in respect of an area which covers all, or a substantial part, of the area of the Goulburn Mulwaree Council as constituted at the Commencement Date.

GST has the meaning given to that term in *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

IPART Act means the *Independent Pricing and Regulatory Tribunal Act 1992* (NSW).

IPART means the Independent Pricing and Regulatory Tribunal of New South Wales established under the IPART Act.

kL means kilolitre or one thousand litres.

Large Customer means:

- (a) Sydney Water Corporation; or
- (b) any one of the following persons to whom Water NSW provides Determination Services:
 - (1) the holder of a WIC Act Licence;
 - (2) a water supply authority within the meaning of the *Water Management Act 2000* (NSW);
 - (3) a council or county council constituted under the *Local Government Act 1993* (NSW) that exercises water or sewerage functions;
 - (4) a person who, pursuant to:
 - (A) a coverage declaration which has been determined under section 26 of the WIC Act and is in force;
 - (B) an access undertaking which has been approved by IPART under section 38 of the WIC Act and is in force;
 - (C) an access agreement (as referred to in section 39 of the WIC Act); or
 - (D) an access determination (as referred to in section 40 of the WIC Act),

has access to some of Sydney Water Corporation's infrastructure services (as defined in the WIC Act), to the extent that the relevant infrastructure services relate to the Determination Services; or

- (5) a person not referred to in paragraphs (1) – (4) above who:
- (A) is able to purchase water from Sydney Water Corporation but instead purchases it directly from Water NSW (regardless of whether Water NSW supplies the water to the person by means of Sydney Water Corporation's systems); and
 - (B) in purchasing that water directly from Water NSW, reduces the amount of such water that Sydney Water Corporation would otherwise need to obtain from Water NSW to supply the person,
- but excludes Wingecarribee Shire Council, Shoalhaven City Council and Goulburn Mulwaree Council.

ML means megalitre or one million litres.

Network Operator's Licence has the meaning given in the WIC Act.

Non-Drought Response Day means a day that falls within a period which commences on and includes the Commencement Date or a Cease Day, as the case may be, and ends on and includes the day before the next Trigger Day.

Non-Sydney Catchment Functions has the same meaning as under clause 12(4) of schedule 2 to the *Water NSW Act 2014* (NSW).

Order means the *Independent Pricing and Regulatory Tribunal (Water Supply Services) Order 2000* published in New South Wales, *Government Gazette*, No. 22 of 11 February 2000, p 816.

Period means (as the case may be):

- (a) 1 July 2020 to 30 June 2021;
- (b) 1 July 2021 to 30 June 2022;
- (c) 1 July 2022 to 30 June 2023; or
- (d) 1 July 2023 to 30 June 2024.

Quarter means each three month period beginning on 1 January, 1 April, 1 July and 1 October of each year.

SDP means the Sydney Desalination Plant Pty Ltd (ACN 125 935 177).

SDP Operation Requirement means any provision of SDP's Network Operator's Licence (Licence no. 10_010), or of any instrument that replaces or amends that licence from time to time, that requires SDP to operate the SDP plant.

SDP Plant means SDP's plant in the suburb of Kurnell.

SDP Total Monthly Plant Capacity means the greater of either:

- (a) 7,980ML; or
- (b) if the SDP plant is expanded, the monthly nameplate capacity of the expanded plant in ML.

Shoalhaven City Council means any council constituted from time to time under the *Local Government Act 1993* (NSW) in respect of an area which covers all, or a substantial part, of the area of the Shoalhaven City Council as constituted at the Commencement Date.

Small Customer means a person to whom Water NSW supplies Bulk Raw Water and/or Unfiltered Water in connection with Water NSW's operations in the Sydney Catchment Area, other than:

- (a) a Large Customer;
- (b) Goulburn Mulwaree Council;
- (c) Shoalhaven City Council; or
- (d) Wingecarribee Shire Council.

Subsequent Drought Level Day means a day:

- (a) which occurs after the First Drought Level Day; and
- (b) on which a Daily Verified Storage Figure is published showing Available Storage is below 60% for the first time since Available Storage was last equal to or greater than 70%.

Sydney Catchment Area has the same meaning as under section 3 of the *Water NSW Act 2014* (NSW).

Sydney Water Corporation means the Sydney Water Corporation constituted as a corporation under the *Sydney Water Act 1994* (NSW).

Trigger Day means:

- (a) the day that is exactly 31 days after the First Drought Level Day; or
- (b) a day that is exactly 31 days after a Subsequent Drought Level Day.

Unfiltered Water means water that has been treated for quality, whether or not by chemical treatment, but not treated at a water filtration plant.

Water NSW means the corporation constituted under the *Water NSW Act 2014* (NSW).

WIC Act means the *Water Industry Competition Act 2006* (NSW).

WIC Act Licence means:

- (a) a licence under the WIC Act; and
- (b) any similar instrument granted under the WIC Act.

Wingecarribee Shire Council means any council constituted from time to time under the *Local Government Act 1993* (NSW) in respect of an area which covers all, or a substantial part, of the area of the Wingecarribee Shire Council as constituted at the Commencement Date.

1.2 Consumer Price Index

- (a) In this determination, CPI means the consumer price index All Groups index number for the weighted average of eight capital cities, published by the Australian Bureau of Statistics, or if the Australian Bureau of Statistics does not or ceases to publish the index, then CPI will mean an index determined by IPART.
- (b) In this determination:

$$CPI_1 = \frac{CPI_{March2021}}{CPI_{March2020}}$$

$$CPI_2 = \frac{CPI_{March2022}}{CPI_{March2020}}$$

$$CPI_3 = \frac{CPI_{March2023}}{CPI_{March2020}}$$

Where:

$CPI_{March2020}$ means CPI for the March quarter of 2020;

$CPI_{March2021}$ means CPI for the March quarter of 2021;

$CPI_{March2022}$ means CPI for the March quarter of 2022; and

$CPI_{March2023}$ means CPI for the March quarter of 2023.

2 Interpretation

2.1 General provisions

In this determination:

- (a) headings are for convenience only and do not affect the interpretation of this determination;
- (b) a reference to a schedule, clause, paragraph or table is a reference to a schedule to, clause of, paragraph in, or table in, this determination unless otherwise indicated;

- (c) a construction that would promote a purpose or object expressly or impliedly underlying the IPART Act is to be preferred to a construction that would not promote that purpose or object;
- (d) words or expressions importing the singular include the plural and vice versa;
- (e) a reference to a law or statute includes regulations, ordinances, by-laws, rules, codes and other instruments (including licences) under it and consolidations, amendments, re-enactments or replacements of them or of the law or statute itself;
- (f) where a word or expression is defined, other grammatical forms of that word or expression have a corresponding meaning;
- (g) a reference to a month is to a calendar month;
- (h) a reference to a financial year is a reference to a period of 12 months beginning on 1 July and ending on the following 30 June;
- (i) a reference to a person includes a reference to the person's executors, administrators, successors, replacements (including, but not limited to, persons taking by novation), agents and assigns;
- (j) a reference to a body, whether statutory or not:
 - (1) which ceases to exist; or
 - (2) whose powers or functions are transferred to another body,
 is a reference to the body which replaces it or which substantially succeeds to its powers or functions; and
- (k) a reference to a business name which is replaced by a different business name is taken to be a reference to the replacement business name.

2.2 Explanatory notes and clarification notice

- (a) Explanatory notes and examples do not form part of this determination, but in the case of uncertainty may be relied on for interpretation purposes.
- (b) IPART may publish a clarification notice in the NSW Government Gazette to correct any manifest error in this determination. Such a clarification notice is taken to form part of this determination.

2.3 Maximum prices exclusive of GST

- (a) Maximum prices specified in this determination do not include GST.
- (b) For the avoidance of doubt, where GST is lawfully applied to maximum prices under this determination, the resulting GST inclusive price is consistent with this determination.

2.4 Rounding rule

- (a) Any maximum price calculated in accordance with this determination is to be rounded to the nearest whole cent.

- (b) For the purposes of rounding a maximum price under clause 2.4(a), any amount that is a multiple of 0.5 cents (but not a multiple of 1 cent), is to be rounded up to the nearest whole cent.
- (c) The CPI multipliers calculated under clause 1.2 are to be rounded to three decimal places before adjusting a maximum price for inflation.
- (d) For the purposes of rounding the CPI multipliers under clause 2.4(c), any amount that is a multiple of 0.0005 (but not a multiple of 0.001) is to be rounded up to three decimal places.

2.5 Apportionment of water supplied within a Billing Period

Where Water NSW supplies water to a customer, and data showing the volume of water supplied to that customer is not available on a daily basis, for the purposes of this determination, the volume of water supplied to that customer on each day in a Billing Period is deemed to be equal to the total volume of water supplied to that customer during that Billing Period, divided by the number of days in the Billing Period.

[Example: A Billing Period has 30 days. During the Billing Period, Water NSW supplies 300kL of water to a customer and data showing the volume of water supplied to that customer is not available on a daily basis. Under clause 2.5, Water NSW is deemed to have supplied the customer with 10kL of water on each day of the Billing Period.]