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Maximum prices for water, wastewater and other services supplied by Central Coast Council from 1 July 2022

Final Determination

May 2022

Water >>

Tribunal Members

The Tribunal members for this review are:

Carmel Donnelly, Chair
Deborah Cope
Sandra Gamble

Further information on IPART can be obtained from [IPART's website](#).

Acknowledgment of Country

IPART acknowledges the Traditional Custodians of the lands where we work and live. We pay respect to Elders, past, present and emerging.

We recognise the unique cultural and spiritual relationship and celebrate the contributions of First Nations peoples.

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Part 1 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 Central Coast Council as a Water Supply Authority:

- (1) Water Supply Services;
- (2) Wastewater Services;
- (3) Stormwater Drainage Services;
- (4) Trade Waste Services; and
- (5) Miscellaneous Customer Services,
(together, the **Monopoly Services**).

1.2 This determination applies to Central Coast Council

This determination applies only to Monopoly Services provided by Central Coast Council.

1.3 There are several exclusions from the scope of this determination

- (1) This determination does not apply to:
 - (a) Water Supply Services and Wastewater Services provided pursuant to a Negotiated Services Agreement.
 - (b) Water Supply Services and Wastewater Services supplied to a New WIC Act Licensee.
- (2) For the avoidance of any doubt, this determination does not apply to any Miscellaneous Customer Services provided by Central Coast Council for which there is no maximum price specified in this determination.

Note: The effect of clause 1.3(2) is that there is no determined maximum price of any such Miscellaneous Customer Services and Central Coast Council and its customers are at liberty to negotiate a price until and unless IPART determines a maximum price.

2 Commencement and term of this determination

- (1) This determination commences on the later of:
 - (a) 1 July 2022; and
 - (b) the date that it is published in the NSW Government Gazette
(Commencement Date).
- (2) The maximum prices under this determination apply from the Commencement Date to 30 June 2026.

(3) Subject to clause 2(4), the maximum prices under this determination prevailing at 30 June 2026 continue to apply beyond 30 June 2026 until this determination is revoked or replaced.

(4) The maximum price that applies to Stormwater Drainage Services beyond 30 June 2026 is \$0.

Note: It is expected that Central Coast Council will recover the cost of providing stormwater services through council rates or charges from 1 July 2026.

3 Replacement of other determinations

This determination replaces the 2019 Central Coast Council Determination.

4 Simplified outline

Table 1 below provides a simplified outline of the maximum prices that Central Coast Council may charge for supplying the Monopoly Services.

Table 1 Maximum prices

Part	Monopoly Services to which the Part relates
Part 2	Water Supply Services <ul style="list-style-type: none">For most Properties the maximum price for Water Supply Services is the sum of a service charge and a usage charge.The service charge is based on Meter size (see Table 2):<ul style="list-style-type: none">For some Properties, including Residential Properties and Unmetered Properties, the Meter size is deemed to be 20mm.The usage charge is based on the volume of water supplied (see Table 3):<ul style="list-style-type: none">For Unmetered Properties, a deemed volume applies.There are some exceptions:<ul style="list-style-type: none">Central Coast Council cannot charge for Properties that are not connected to the water supply system.For Exempt Land, only the usage charge applies.For some Properties that share a Common Meter, special provisions apply to apportion charges between those Properties.Existing WIC Act Licensees are each treated as a single Non-Residential Property.
Part 3	Wastewater Services <ul style="list-style-type: none">For most Properties the maximum price for Wastewater Services is the sum of a service charge and a usage charge.The service charge is based on Meter size and adjusted by the Wastewater Discharge Factor (see Table 4):<ul style="list-style-type: none">For some Properties, including Residential Properties and Unmetered Properties, the Meter size is deemed to be 20mm.The usage charge is based on the volume of water discharged into the wastewater system (see Table 5):<ul style="list-style-type: none">For Residential Properties and some Non-Residential Properties, the usage charge is based on a deemed usage volume.For most other Non-Residential Properties the usage charge is based on actual water usage adjusted by the Wastewater Discharge Factor.There are some exceptions:<ul style="list-style-type: none">Central Coast Council cannot charge for Properties that are not connected to the wastewater system.For Exempt Land, only the usage charge applies.For some Properties that share a Common Meter, special provisions apply to apportion the charges between those Properties.Existing WIC Act Licensees are each treated as a single Non-Residential Property.

Part Monopoly Services to which the Part relates

Part 4 Stormwater Drainage Services

- For most Properties the maximum price for Stormwater Drainage Services is the applicable fixed amount in Table 6.
- For Non-Residential Properties (that are not part of a Mixed Multi-Premises, not on Vacant Land and not otherwise assessed to be a Low Impact Property) the maximum price for Stormwater Drainage Services is an area-based charge.
- This determination applies only to Stormwater Drainage Services provided by Central Coast Council as a Water Supply Authority.

Part 5 Trade Waste Services

- The maximum price for Trade Waste Services depends upon the particular category of service provided.
- For each category there can be a combination of annual fixed charges, variable volume-based charges and other charges as set out in Table 8 to Table 12.

Part 6 Miscellaneous Customer Services

- The maximum prices for various Miscellaneous Customer Services are set out in Table 13.

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 Central Coast Council is included in Schedule 1 to the IPART Act

IPART has a standing reference to set maximum prices for Central Coast Council because Schedule 1 to the IPART Act specifies Water Supply Authorities. Central Coast Council is a Water Supply Authority.

Note: Schedule 3 to the Water Management Act lists 'Gosford City Council' and 'Wyong Council' as Water Supply Authorities. Under clause 6 of the 2016 Proclamation, these references are taken to be a reference to Central Coast Council.

5.3 The Monopoly Services are government monopoly services

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

Note: The Order declares the Monopoly Services to be government monopoly services

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 Part 7 of this determination.

Part 2 Water Supply Services

6 Application of this part

This part sets out the maximum prices that Central Coast Council may levy for Water Supply Services.

7 Maximum prices for Water Supply Services

- (1) Subject to clauses 7(2), 7(3) and 7(4), the maximum price that Central Coast Council may levy for supplying Water Supply Services to a Property in a Period is the amount calculated using the formula in Box 1.
- (2) The maximum price that Central Coast Council may levy for supplying Water Supply Services to an Unconnected Property is \$0.
- (3) The maximum price that Central Coast Council may levy for supplying Water Supply Services to Exempt Land (other than Exempt Land that is an Unconnected Property) in a Period is the water usage charge that applies to that land under clause 9.
- (4) The maximum price that Central Coast Council may levy for supplying Water Supply Services to an Existing WIC Act Licensee in a Period is the maximum price that would be calculated under this clause 7 if that Existing WIC Act Licensee were a single Non-Residential Property.

Box 1 Maximum prices for Water Supply Services

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

Where:

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

SC_{WSS} means the water supply service charge applicable to that Property, calculated in accordance with clause 8; and

UC_{WSS} means the water usage charge applicable to that Property, calculated in accordance with clause 9.

8 Water supply service charge

8.1 Standard water supply service charge

- (1) Subject to clauses 8.2 and 8.3, the water supply service charge (SC_{WSS}) applicable to a Property is the sum of the water supply service charges for each Meter that services that Property.

Note: Clause 8.2 deems certain Properties to have a single 20mm Meter and clause 8.3 apportions the water supply service charge for a Common Meter between the Properties serviced by that Common Meter.

- (2) The water supply service charge applicable to a particular Meter in a Period is the amount specified in Table 2 for the applicable Meter size and applicable Period.

8.2 Certain Properties are deemed to have a single 20mm Meter

For the purposes of clause 8.1(1), the following categories of Property are deemed to have a single 20mm Meter:

- (1) each Residential Property;
- (2) each Unmetered Property; and
- (3) each Non-Residential Property within a Mixed Multi-Premises that is serviced by a Common Meter.

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

- (1) This clause applies where a Property:
 - (a) is serviced by a Common Meter; and
 - (b) is not deemed to have a single 20mm Meter under clause 8.2.
- (2) Where this clause applies, the applicable water supply service charge in Table 2 for the Property is to be a portion, determined by Central Coast Council, of the applicable water supply service charge for the Common Meter.
- (3) The sum of the portions determined by Central Coast Council under clause 8.3(2) for the Properties serviced by a particular Common Meter must equal the water supply service charge in Table 2 for a Meter of that size.

Table 2 Water supply service charges (\$)

Meter size	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
20mm	155.24	218.77 x CPI ₁	306.28 x CPI ₂	313.13 x CPI ₃
25mm	242.56	341.83 x CPI ₁	478.56 x CPI ₂	489.27 x CPI ₃
32mm	397.41	560.05 x CPI ₁	784.08 x CPI ₂	801.61 x CPI ₃
40mm	620.96	875.08 x CPI ₁	1,225.12 x CPI ₂	1,252.52 x CPI ₃
50mm	970.25	1,367.31 x CPI ₁	1,914.25 x CPI ₂	1,957.06 x CPI ₃
80mm	2,483.84	3,500.32 x CPI ₁	4,900.48 x CPI ₂	5,010.08 x CPI ₃
100mm	3,881.00	5,469.25 x CPI ₁	7,657.00 x CPI ₂	7,828.25 x CPI ₃
Other Meter sizes	$\frac{(\text{Meter size in mm})^2 \times (\text{water supply service charge for a 20mm for the applicable Period})}{400}$			

9 Water usage charge

9.1 Standard water usage charge

The water usage charge (UC_{WSS}) applicable to a Property in a Period is the amount calculated using the formula in Box 2.

Box 2 Water usage charge

$$UC_{WSS} = V_{WSS} \times C_{WSS}$$

Where:

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

V_{WSS} means the volume (in kilolitres) supplied to the Property in the Period as calculated under clause 9.2; and

C_{WSS} means the charge per kilolitre specified in Table 3 for the applicable Period.

9.2 Calculation of usage volumes

- (1) For the purposes of clause 9.1, the volume supplied to a Property in a Period is the sum of:
 - (a) in the case of a Property serviced by an Individual Meter, the volume supplied to the Property as measured by the Individual Meter;
 - (b) in the case of a Property serviced by a Common Meter, the volume deemed to have been supplied to the Property under clause 9.2(2); and

(c) in the case of a Property that is an Unmetered Property, the volume deemed to have been supplied to that Unmetered Property under clause 9.2(4).

Example 1: Where a Property is supplied 100kL in a Period as measured by an Individual Meter and 50kL in a Period as deemed by Central Coast Council in respect of water supplied by a Common Meter, the total volume supplied to that Property in that Period is 150kL.

Example 2: Where a Property is metered for part of a Period and unmetered for part of that Period because the Meter supplying that Property breaks, the total volume supplied to that Property will be the volume measured by the Meter (determined in accordance with clause 9.2(1)(a)) plus the volume deemed to have been supplied during the unmetered period (determined in accordance with clause 9.2(4)).

- (2) Where a Property is serviced by a Common Meter, that Property is deemed to have been supplied the volume determined by Central Coast Council.
- (3) The sum of the volumes determined by Central Coast Council under clause 9.2(2) for the Properties serviced by a particular Common Meter must equal the total volume supplied as measured by that Common Meter.
- (4) For any period of time that a Property is an Unmetered Property, that Property is deemed to have been supplied:
 - (a) where there is not a Previous Metered Period, zero kilolitres over the relevant period of time; or
 - (b) where there is a Previous Metered Period, the volume calculated using the formula in Box 3.

Box 3 Volume supplied to an Unmetered Property where there is a Previous Metered Period

$$U = \frac{V}{T} \times D$$

Where:

U means the volume deemed to have been supplied by Central Coast Council to the Unmetered Property over the relevant period of time that the Property was an Unmetered Property;

V means the total volume supplied by Central Coast Council to the Unmetered Property over the Previous Metered Period;

T means the total number of days in the Previous Metered Period; and

D means the total number of days for which the Property was an Unmetered Property.

Table 3 Charge for water usage (\$ per kL)

	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
Charge for water usage	2.31	2.31 x CPI ₁	2.31 x CPI ₂	2.31 x CPI ₃

Part 3 Wastewater Services

10 Application of this part

This part sets out the maximum prices that Central Coast Council may levy for Wastewater Services.

11 Maximum prices for Wastewater Services

- (1) Subject to clauses 11(2), 11(3) and 11(4), the maximum price that Central Coast Council may levy for supplying Wastewater Services to a Property in a Period is the amount calculated using the formula in Box 4.
- (2) The maximum price that Central Coast Council may levy for supplying Wastewater Services to an Unconnected Property is \$0.
- (3) The maximum price that Central Coast Council may levy for supplying Wastewater Services to Exempt Land (other than Exempt Land that is an Unconnected Property) in a Period is the wastewater usage charge that applies to that land under clause 13.
- (4) The maximum price that Central Coast Council may levy for supplying Wastewater Services to an Existing WIC Act Licensee in a Period is the maximum price that would be calculated under this clause if that Existing WIC Act Licensee were a single Non-Residential Property.

Box 4 Maximum price for Wastewater Services

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

Where:

MP_{WS} means the maximum price that Central Coast Council may levy for supplying Wastewater Services to a Property in a Period;

SC_{WS} means the adjusted wastewater service charge applicable to that Property calculated in accordance with clause 12; and

UC_{WS} means the wastewater usage charge applicable to that Property calculated in accordance with clause 13.

12 Wastewater service charges

12.1 Standard wastewater service charge

- (1) Subject to clause 12.2, the adjusted wastewater service charge (SC_{WS}) applicable to a Property in a Period is the sum of the adjusted wastewater service charges for each Meter that services the Property in the Period.

Note: Clause 12.2 deems certain Properties to have a single 20mm Meter.

- (2) For the purposes of clause 12.1(1), the adjusted wastewater service charge applicable to a particular Meter in a Period is the amount calculated using the formula in Box 5.

Box 5 Adjusted wastewater service charge

$$SC_{WS} = USC_{WS} \times DF_{WS}$$

Where:

SC_{WS} means the adjusted wastewater service charge applicable to a particular Meter in a Period;

USC_{WS} means, subject to clause 12.3, the unadjusted wastewater service charge in Table 4 for the applicable Meter size and applicable Period; and

Note: Clause 12.3 apportions the unadjusted water supply service charge for a Common Meter between the Properties serviced by that Common Meter.

DF_{WS} means the applicable Wastewater Discharge Factor.

Note: The Wastewater Discharge Factor for all Residential Properties (and other Properties deemed to have a 20mm Meter under clause 12.2) is 75%. The Wastewater Discharge Factor for all other Properties is the percentage of water supplied to the Property that Central Coast Council estimates is discharged into the wastewater system.

Table 4 Unadjusted wastewater service charges (\$)

Meter size	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
20mm	591.71	613.10 x CPI ₁	637.62 x CPI ₂	640.11 x CPI ₃
25mm	924.55	957.97 x CPI ₁	996.28 x CPI ₂	1,000.17 x CPI ₃
32mm	1,514.78	1,569.54 x CPI ₁	1,632.31 x CPI ₂	1,638.68 x CPI ₃
40mm	2,366.84	2,452.40 x CPI ₁	2,550.48 x CPI ₂	2,560.44 x CPI ₃
50mm	3,698.19	3,831.88 x CPI ₁	3,985.13 x CPI ₂	4,000.69 x CPI ₃
80mm	9,467.36	9,809.60 x CPI ₁	10,201.92 x CPI ₂	10,241.76 x CPI ₃
100mm	14,792.75	15,327.50 x CPI ₁	15,940.50 x CPI ₂	16,002.75 x CPI ₃
Other Meter sizes	$\frac{(\text{Meter size in mm})^2 \times (\text{unadjusted wastewater service charge for a 20mm for the applicable Period})}{400}$			

Note: Applying the fixed Wastewater Discharge Factor of 75% for Residential Properties to the unadjusted wastewater service charge for a 20mm Meter produces an adjusted wastewater service charge for a Residential Property of \$443.78 for the Period from the Commencement Date to 30 June 2023.

12.2 Certain Properties are deemed to have a single 20mm Meter

For the purposes of clause 12.1(1), the following categories of Property are deemed to have a single 20mm Meter:

- (1) each Residential Property;
- (2) each Unmetered Property; and
- (3) each Non-Residential Property within a Mixed Multi-Premises that is serviced by a Common Meter.

12.3 The unadjusted wastewater service charge for a Common Meter is to be apportioned between the Properties serviced by the Common Meter

- (1) This clause applies where a Property:
 - (a) is serviced by a Common Meter; and
 - (b) is not deemed to have a single 20mm Meter under clause 12.2.
- (2) Where this clause applies, the applicable unadjusted wastewater service charge (*USC_{WS}*) for the Property is to be a portion, determined by Central Coast Council, of the applicable unadjusted wastewater service charge for the Common Meter in Table 4.
- (3) The sum of the portions determined by Central Coast Council under clause 12.3(2) for the Properties serviced by a particular Common Meter must equal the applicable unadjusted wastewater service charge in Table 4 for a Meter of that size.

13 Wastewater usage charge

13.1 Standard wastewater usage charge

The wastewater usage charge applicable to a Property in a Period is the amount calculated using the formula in Box 6.

Box 6 Wastewater usage charge

$$UC_{WS} = V_{WS} \times C_{WS}$$

Where:

UC_{WS} means the wastewater usage charge applicable to the Property in the Period;

V_{WS} means the volume (in kilolitres) discharged from the Property into the wastewater system as calculated under clause 13.2; and

C_{WS} means the charge per kilolitre specified in Table 5 for the applicable Period.

13.2 Calculation of discharge volumes

- (1) For the purposes of clause 13.1, the volume discharged from a Property into the wastewater system in a Period is either:
 - (a) in the case of a Property that is not serviced by a Wastewater Meter at any time during the Period, the volume deemed to have been discharged from the Property into the wastewater system under clause 13.2(2); or
 - (b) in the case of a Property serviced by a Wastewater Meter for any part of the Period:
 - (i) the volume discharged from the Property into the wastewater system as measured by the Wastewater Meter; and
 - (ii) if applicable, any volume deemed to have been discharged under clause 13.2(3).

Note: The vast majority of Properties in Central Coast Council's area of operations are not serviced by a Wastewater Meter.
- (2) The volume deemed to have been discharged from a Property into the wastewater system is:
 - (a) in the case of a Residential Property:
 - (i) within a Residential Multi-Premises or Mixed Multi-Premises, $\frac{80}{365}$ kilolitres per day of that Period;
 - (ii) not within a Residential Multi-Premises or Mixed Multi-Premises, $\frac{125}{365}$ kilolitres per day of that Period; and
 - (b) in the case of a Non-Residential Property:
 - (i) within a Mixed Multi-Premises, $\frac{125}{365}$ kilolitres per day of that Period;
 - (ii) not within a Mixed Multi-Premises, the volume of water supplied to that Property as determined under clause 9.2 of Part 2 multiplied by the applicable Wastewater Discharge Factor.
- (3) For a Property that was serviced by a Wastewater Meter for only part of a Period, the volume deemed to have been discharged is the volume that would have been calculated for that Property under clause 13.2(2) pro-rated for the number of days in the Period during which the Property was not serviced by a Wastewater Meter.

Table 5 Charge for wastewater usage (\$ per kL)

	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
Charge for wastewater usage	0.96	0.96 x CPI ₁	0.96 x CPI ₂	0.96 x CPI ₃

Note: Applying the deemed usage for Residential Properties within a Mixed Multi-Premises or Residential Multi-Premises to the wastewater usage charge (per kilolitre), the wastewater usage charge for each of those Residential Properties is \$76.80 from the Commencement Date to 30 June 2023, and then adjusted for inflation in each subsequent Period in accordance with clause 30.1.

Note: Applying the deemed usage for Residential Properties that are not within a Mixed Multi-Premises or Residential Multi-Premises to the wastewater usage charge (per kilolitre), the wastewater usage charge for those Residential Properties is \$120.00 from the Commencement Date to 30 June 2023, and then adjusted for inflation in each subsequent Period in accordance with clause 30.1.

Part 4 Stormwater Drainage Services

14 Application of this part

This part sets out the maximum prices that Central Coast Council may levy for Stormwater Drainage Services.

Note: This determination applies only to any Stormwater Drainage Services provided by Central Coast Council as a Water Supply Authority. It is expected that Central Coast Council will recover the cost of providing stormwater services through council rates or charges from 1 July 2026.

15 Maximum prices for Stormwater Drainage Services

- (1) Subject to clauses 15(2), 15(3) and 15(4), the maximum price that Central Coast Council may levy for supplying Stormwater Drainage Services to a Property (other than Exempt Land) in a Period is either:
 - (a) the fixed stormwater drainage service charge calculated in accordance with clause 16; or
 - (b) the area-based stormwater drainage service charge calculated in accordance with clause 17.
- (2) The maximum price that Central Coast Council may levy for supplying Stormwater Drainage Services to Exempt Land is \$0.
- (3) Central Coast Council may only levy a fixed stormwater drainage service charge on the following categories of Property:
 - (a) Residential Property;
 - (b) Non-Residential Property that is part of a Mixed Multi-Premises;
 - (c) Vacant Land; and
 - (d) Low Impact Property.

Note: The definition of Residential Property includes farmland.

- (4) Central Coast Council may only levy an area-based stormwater drainage service charge on Non-Residential Properties that do not fall within one of the categories of Property that may be charged a fixed stormwater drainage service charge under clause 15(3).

16 Fixed stormwater drainage service charges

- (1) The fixed stormwater drainage service charge is the charge in Table 6 for the applicable Property category and applicable Period.
- (2) Where a Property falls within more than one Property category in Table 6, the fixed stormwater drainage service charge for that Property is the lower of the fixed stormwater drainage service charges for the applicable Property categories.

Table 6 Fixed stormwater drainage service charges (\$)

Property Category	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
Low Impact Property	130.07	130.07 x CPI ₁	130.07 x CPI ₂	130.07 x CPI ₃
Residential Property that is not part of a Multi-Premises	130.07	130.07 x CPI ₁	130.07 x CPI ₂	130.07 x CPI ₃
Each Property within a Residential Multi-Premises or Mixed Multi-Premises	97.56	97.56 x CPI ₁	97.56 x CPI ₂	97.56 x CPI ₃
Vacant Land	97.56	97.56 x CPI ₁	97.56 x CPI ₂	97.56 x CPI ₃

17 Area-based stormwater drainage service charges

- (1) The area-based stormwater drainage service charge for a Non-Residential Property that is not within a Non-Residential Multi-Premises is the charge in Table 7 for the applicable Property Area and applicable Period.
- (2) The area-based stormwater drainage service charge for a Non-Residential Property that is within a Non-Residential Multi-Premises is a portion of the charge in Table 7 for a Property with the same Property Area as that of the Non-Residential Multi-Premises for the applicable Period, to be determined by Central Coast Council in accordance with clause 17(3).
- (3) The sum of the amounts determined by Central Coast Council under clause 17(2) for all Non-Residential Properties within a particular Non-Residential Multi-Premises must equal the charge in Table 7 for a Property with the same Property Area as that of the Non-Residential Multi-Premises for the applicable Period.

Table 7 Area-based stormwater drainage service charges (\$)

Property Area	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
Small ($\leq 1,000\text{m}^2$)	130.07	130.07 x CPI ₁	130.07 x CPI ₂	130.07 x CPI ₃
Medium ($> 1,000\text{m}^2$ and $\leq 10,000\text{m}^2$)	227.63	227.63 x CPI ₁	227.63 x CPI ₂	227.63 x CPI ₃
Large ($> 10,000\text{m}^2$ and $\leq 45,000\text{m}^2$)	1,073.11	1,073.11 x CPI ₁	1,073.11 x CPI ₂	1,073.11 x CPI ₃
Very Large ($> 45,000\text{m}^2$)	3,251.85	3,251.85 x CPI ₁	3,251.85 x CPI ₂	3,251.85 x CPI ₃

Part 5 Trade Waste Services

18 Application of this part

This part sets out the maximum prices that Central Coast Council may levy for Trade Waste Services.

19 There are four categories of Trade Waste Services

IPART has determined maximum prices for four categories of Trade Waste Services:

- (1) Category S Trade Waste Discharge Services;
- (2) Category 1 Trade Waste Discharge Services;
- (3) Category 2 Trade Waste Discharge Services; and
- (4) Category 3 Trade Waste Discharge Services.

Note: There are worked examples for each of these categories of Trade Waste Services in Central Coast Council's Trade Waste Policy.

20 General provisions for Trade Waste Services

- (1) The maximum price that Central Coast Council may levy for supplying Trade Waste Services to a customer is the maximum price calculated in accordance with this Part for the applicable category of Trade Waste Services.
- (2) In this Part, a reinspection fee is only required when a regular inspection by Central Coast Council uncovers non-compliance with the conditions of any approval issued by Central Coast Council and there are no further regular inspections included in the annual fee to confirm that the amelioration work is complete.
- (3) For the purposes of clause 20(2):
 - (a) there is one regular inspection included in the annual fee for:
 - (i) Category S Trade Waste Discharge Services;
 - (ii) Category 1 Trade Waste Discharge Services; and
 - (iii) Category 2 Trade Waste Discharge Services; and
 - (b) two regular inspections included in the annual fee for Category 3 Trade Waste Discharge Services.

21 Maximum prices for Category S Trade Waste Discharge Services

The maximum price that Central Coast Council may levy for supplying Category S Trade Waste Discharge Services to a customer in a Period is the amount calculated using the formula in Box 7.

Box 7 Maximum prices for Category S Trade Waste Discharge Services

$$MP_{CS} = A_{CS} + (V_{CS} \times U_{CS}) + (R \times n)$$

Where:

MP_{CS} means the maximum price that Central Coast Council may levy for supplying Category S Trade Waste Discharge Services to a customer in a Period;

A_{CS} means:

- (1) in any Period during which the customer uses the Category S Trade Waste Discharge Services for the first time, the application fee in Table 8 for the applicable Period; and
- (2) in any other Period, the annual fee in Table 8 for the applicable Period;

V_{CS} means the volume (in kilolitres) of liquid trade waste as measured by Central Coast Council;

U_{CS} means:

- (1) where the trade waste is septage and septic effluent, the septage and septic effluent usage charge per kilolitre of liquid trade waste in Table 8 for the applicable Period; and
- (2) where the trade waste is septic effluent only, the septic effluent usage charge per kilolitre of liquid trade waste in Table 8 for the applicable Period;

R means the reinspection fee in Table 8 for the applicable Period; and

n means the number of reinspections in the Period.

Table 8 Category S Trade Waste Discharge Services Fees and Charges

Fees and Charges	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
Application fee (\$) (A_{CS})	177.83	177.83 x CPI ₁	177.83 x CPI ₂	177.83 x CPI ₃
Annual fee (\$) (A_{CS})	215.62	215.62 x CPI ₁	215.62 x CPI ₂	215.62 x CPI ₃
Septage and septic effluent usage charge (\$ per kL) (U_{CS})	19.09	19.09 x CPI ₁	19.09 x CPI ₂	19.09 x CPI ₃
Septic effluent usage charge (\$ per kL) (U_{CS})	1.99	1.99 x CPI ₁	1.99 x CPI ₂	1.99 x CPI ₃
Reinspection fee (\$) (R)	162.72	162.72 x CPI ₁	162.72 x CPI ₂	162.72 x CPI ₃

22 Maximum prices for Category 1 Trade Waste Discharge Services

The maximum price that Central Coast Council may levy for supplying Category 1 Trade Waste Discharge Services to a customer in a Period is the amount calculated using the formula in Box 8.

Box 8 Maximum prices for Category 1 Trade Waste Discharge Services

$$MP_{C1} = A_{C1} + (R \times n)$$

Where:

MP_{C1} means the maximum price that Central Coast Council may levy for supplying Category 1 Trade Waste Discharge Services to a customer in a Period;

A_{C1} means:

- (1) in any Period during which the customer uses the Category 1 Trade Waste Discharge Services for the first time, the application fee in Table 9 for the applicable Period; and
- (2) in any other Period, the annual fee in Table 9 for the applicable Period;

R means the reinspection fee in Table 9 for the applicable Period; and

n means the number of reinspections in the Period.

Table 9 Category 1 Trade Waste Discharge Services Fees (\$)

Fees	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
Application fee (A_{C1})	140.49	140.49 x CPI ₁	140.49 x CPI ₂	140.49 x CPI ₃
Annual fee (A_{C1})	147.6	147.60 x CPI ₁	147.60 x CPI ₂	147.60 x CPI ₃
Reinspection fee (R)	162.72	162.72 x CPI ₁	162.72 x CPI ₂	162.72 x CPI ₃

23 Maximum prices for Category 2 Trade Waste Discharge Services

The maximum price that Central Coast Council may levy for supplying Category 2 Trade Waste Discharge Services to a customer in a Period is the amount calculated using the formula in Box 9.

Box 9 Maximum prices for Category 2 Trade Waste Discharge Services

$$MP_{C2} = A_{C2} + (V_{C2} \times D \times U_{C2}) + (R \times n)$$

Where:

MP_{C2} means the maximum price that Central Coast Council may levy for supplying Category 2 Trade Waste Discharge Services to a customer in a Period;

A_{C2} means:

- (1) in any Period during which the customer uses the Category 2 Trade Waste Discharge Services for the first time, the application fee in Table 10 for the applicable Period; and
- (2) in any other Period, the annual fee in Table 10 for the applicable Period;

V_{C2} means the volume of water (in kilolitres) supplied to the customer in that Period, as determined in accordance with clause 9.2;

D means the applicable Trade Waste Discharge Factor;

U_{C2} means:

- (1) where the customer has undertaken the necessary pre-treatment in accordance with the Trade Waste Policy, the compliant trade waste usage charge in Table 10 for the applicable Period; and
- (2) where the customer discharges trade waste that is non-compliant with the Trade Waste Policy and has not undertaken the necessary pre-treatment in accordance with the Trade Waste Policy, the non-compliant trade waste usage charge in Table 10 for the applicable Period;

R means the reinspection fee in Table 10 for the applicable Period; and

n means the number of reinspections in the Period.

Table 10 Category 2 Trade Waste Discharge Services Fees and Charges

Fees and Charges	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
Application fee (\$) (A_{C2})	177.83	177.83 x CPI ₁	177.83 x CPI ₂	177.83 x CPI ₃
Annual fee (\$) (A_{C2})	459.55	459.55 x CPI ₁	459.55 x CPI ₂	459.55 x CPI ₃
Compliant trade waste usage charge (\$ per kL) (U_{C2})	1.99	1.99 x CPI ₁	1.99 x CPI ₂	1.99 x CPI ₃
Non-compliant trade waste usage charge (\$ per kL) (U_{C2})	17.03	17.03 x CPI ₁	17.03 x CPI ₂	17.03 x CPI ₃
Reinspection fee (\$) (R)	162.72	162.72 x CPI ₁	162.72 x CPI ₂	162.72 x CPI ₃

24 Maximum prices for Category 3 Trade Waste Discharge Services

The maximum price that Central Coast Council may levy for supplying Category 3 Trade Waste Discharge Services to a customer in a Period is the amount calculated using the formula in Box 10.

Box 10 Maximum prices for Category 3 Trade Waste Discharge Services

$$MP_{C3} = A_{C3} + M + (R \times n)$$

Where:

MP_{C3} means the maximum price that Central Coast Council may levy for supplying Category 3 Trade Waste Discharge Services to a customer in a Period;

A_{C3} means:

- (1) in any Period during which the customer uses the Category 3 Trade Waste Discharge Services for the first time, the application fee in Table 11 for the applicable Period; and
- (2) in any other Period, the annual fee in Table 11 for the applicable Period;

M means the aggregate of excess mass charges in Table 12, calculated in accordance with the Trade Waste Policy;

R means the reinspection fee in Table 11 for the applicable Period; and

n means the number of reinspections in the Period.

Table 11 Category 3 Trade Waste Discharge Services Fees (\$)

Fees	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
Application fee (A_{C3})	2,803.10	2,803.10 x CPI ₁	2,803.10 x CPI ₂	2,803.10 x CPI ₃
Annual fee (A_{C3})	1,724.99	1,724.99 x CPI ₁	1,724.99 x CPI ₂	1,724.99 x CPI ₃
Reinspection fee (R)	162.72	162.72 x CPI ₁	162.72 x CPI ₂	162.72 x CPI ₃

Table 12 Category 3 Trade Waste Discharge Services Excess Mass Charges (\$ per kg)

Pollutant	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
Ammonia (as N)	2.63	2.63 x CPI ₁	2.63 x CPI ₂	2.63 x CPI ₃
Biochemical oxygen demand (BOD)	0.89	0.89 x CPI ₁	0.89 x CPI ₂	0.89 x CPI ₃
Cadmium	373.20	373.20 x CPI ₁	373.20 x CPI ₂	373.20 x CPI ₃
Chromium	26.86	26.86 x CPI ₁	26.86 x CPI ₂	26.86 x CPI ₃
Copper	16.43	16.43 x CPI ₁	16.43 x CPI ₂	16.43 x CPI ₃
Cyanide	80.6	80.60 x CPI ₁	80.60 x CPI ₂	80.60 x CPI ₃
Fluoride	4.00	4.00 x CPI ₁	4.00 x CPI ₂	4.00 x CPI ₃
Lead	40.33	40.33 x CPI ₁	40.33 x CPI ₂	40.33 x CPI ₃
Methylene blue active substances (MBAS)	0.89	0.89 x CPI ₁	0.89 x CPI ₂	0.89 x CPI ₃
Nickel	26.86	26.86 x CPI ₁	26.86 x CPI ₂	26.86 x CPI ₃
Oil and Grease (Total O&G)	1.63	1.63 x CPI ₁	1.63 x CPI ₂	1.63 x CPI ₃
Petroleum hydrocarbons	2.53	2.53 x CPI ₁	2.53 x CPI ₂	2.53 x CPI ₃
pH	0.47	0.47 x CPI ₁	0.47 x CPI ₂	0.47 x CPI ₃
Sulphate (SO ₄)	0.42	0.42 x CPI ₁	0.42 x CPI ₂	0.42 x CPI ₃
Sulphide (as S)	0.42	0.42 x CPI ₁	0.42 x CPI ₂	0.42 x CPI ₃
Total suspended solids (TSS)	1.16	1.16 x CPI ₁	1.16 x CPI ₂	1.16 x CPI ₃
Total dissolved solids (TDS)	0.26	0.26 x CPI ₁	0.26 x CPI ₂	0.26 x CPI ₃
Total Kjeldahl Nitrogen minus Ammonia (as N)	0.89	0.89 x CPI ₁	0.89 x CPI ₂	0.89 x CPI ₃
Total Phosphorus (as P)	1.84	1.84 x CPI ₁	1.84 x CPI ₂	1.84 x CPI ₃
Zinc	16.42	16.42 x CPI ₁	16.42 x CPI ₂	16.42 x CPI ₃

Note: Central Coast Council's Trade Waste Policy includes worked examples of how excess mass charges are calculated. There are 5 equations in total. Biochemical Oxygen Demand (BOD) is calculated using Equation 1 and, potentially, Equation 2 or Equation 5 depending on the approved acceptance limit or if a non-compliant excess charge applies. The applicable charge for BOD in Table 12 is used for the 'U' variable in Equation 1 or to calculate the modified 'U' variable for use in Equation 1 using either Equation 2 or Equation 5 (as the case may be). The pH charge may be calculated using Equation 1, or Equation 3 for non-compliant pH. Charges for other pollutants are calculated using Equation 1, or Equation 4 for non-compliant excess mass charges.

Part 6 Miscellaneous Customer Services

25 Application of this part

This part sets out the maximum prices that Central Coast Council may levy for Miscellaneous Customer Services.

26 Maximum prices for Miscellaneous Customer Services

The maximum price that Central Coast Council may levy for Miscellaneous Customer Services is listed in Table 13 for each applicable Period.

Table 13 Maximum prices for Miscellaneous Customer Services (\$)

No	Miscellaneous Customer Services	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
1	Conveyancing Certificate – Statement of outstanding charges (s 360 certificate)				
(a)	Manual request ^a	35.52	35.52 x CPI ₁	35.52 x CPI ₂	35.52 x CPI ₃
(b)	Online request ^b	28.70	28.70 x CPI ₁	28.70 x CPI ₂	28.70 x CPI ₃
2	Property wastewater line and drainage diagrams				
(a)	Manual request ^a	38.39	38.39 x CPI ₁	38.39 x CPI ₂	38.39 x CPI ₃
(b)	Online request ^b	26.98	26.98 x CPI ₁	26.98 x CPI ₂	26.98 x CPI ₃
(c)	Including long section	38.03	38.03 x CPI ₁	38.03 x CPI ₂	38.03 x CPI ₃
(d)	Property complex	43.05	43.05 x CPI ₁	43.05 x CPI ₂	43.05 x CPI ₃
3	Water and sewer service location diagrams				
(a)	Standard diagrams	22.95	22.95 x CPI ₁	22.95 x CPI ₂	22.95 x CPI ₃
(b)	Including long section	29.99	29.99 x CPI ₁	29.99 x CPI ₂	29.99 x CPI ₃
4	Special meter reading statement				
(a)	Manual request ^a	45.51	45.51 x CPI ₁	45.51 x CPI ₂	45.51 x CPI ₃
(b)	Online request ^b	33.83	33.83 x CPI ₁	33.83 x CPI ₂	33.83 x CPI ₃
5	Water billing search statement				
(a)	From previous FY, up to and including 5 years	47.38	47.38 x CPI ₁	47.38 x CPI ₂	47.38 x CPI ₃
(b)	From previous FY, up to and including 10 years	75.91	75.91 x CPI ₁	75.91 x CPI ₂	75.91 x CPI ₃
(c)	From previous FY, beyond 10 years	104.46	104.46 x CPI ₁	104.46 x CPI ₂	104.46 x CPI ₃
6	Building over or adjacent to existing water or wastewater statement	59.19	59.19 x CPI ₁	59.19 x CPI ₂	59.19 x CPI ₃
7	Water service disconnection				
(a)	Application for disconnection	67.67	67.67 x CPI ₁	67.67 x CPI ₂	67.67 x CPI ₃
(b)	Physical disconnection	256.92	256.92 x CPI ₁	256.92 x CPI ₂	256.92 x CPI ₃
8	Water service connection				
(a)	Application for connection (all sizes)	67.67	67.67 x CPI ₁	67.67 x CPI ₂	67.67 x CPI ₃

No	Miscellaneous Customer Services	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
(b)	Connection meter only (20mm)	122.44	122.44 x CPI ₁	122.44 x CPI ₂	122.44 x CPI ₃
(c)	Connection short & long service (20mm)	1,546.01	1,546.01 x CPI ₁	1,546.01 x CPI ₂	1,546.01 x CPI ₃
(d)	Connection meter only (25mm)	195.90	195.90 x CPI ₁	195.90 x CPI ₂	195.90 x CPI ₃
(e)	Connection short service (25mm)	1,558.05	1,558.05 x CPI ₁	1,558.05 x CPI ₂	1,558.05 x CPI ₃
(f)	Connection long service (25mm)	2,159.36	2,159.36 x CPI ₁	2,159.36 x CPI ₂	2,159.36 x CPI ₃
(g)	Connection meter only (40 mm)	617.67	617.67 x CPI ₁	617.67 x CPI ₂	617.67 x CPI ₃
(h)	Connection short service (40mm)	2,774.55	2,774.55 x CPI ₁	2,774.55 x CPI ₂	2,774.55 x CPI ₃
(i)	Connection long service (40mm)	3,472.40	3,472.40 x CPI ₁	3,472.40 x CPI ₂	3,472.40 x CPI ₃
(j)	Connection meter only (50 mm)	1,022.79	1,022.79 x CPI ₁	1,022.79 x CPI ₂	1,022.79 x CPI ₃
(k)	Connection short service (50 mm)	3,426.91	3,426.91 x CPI ₁	3,426.91 x CPI ₂	3,426.91 x CPI ₃
(l)	Connection long service (50 mm)	4,156.17	4,156.17 x CPI ₁	4,156.17 x CPI ₂	4,156.17 x CPI ₃
(m)	Connection meter only (65 mm)	1,038.60	1,038.60 x CPI ₁	1,038.60 x CPI ₂	1,038.60 x CPI ₃
(n)	Connection short service (65 mm)	3,485.61	3,485.61 x CPI ₁	3,485.61 x CPI ₂	3,485.61 x CPI ₃
(o)	Connection long service (65 mm)	4,073.26	4,073.26 x CPI ₁	4,073.26 x CPI ₂	4,073.26 x CPI ₃
(p)	Connection meter only (80 mm)	1,106.00	1,106.00 x CPI ₁	1,106.00 x CPI ₂	1,106.00 x CPI ₃
(q)	Connection metered short service (80 mm)	6,680.30	6,680.30 x CPI ₁	6,680.30 x CPI ₂	6,680.30 x CPI ₃
(r)	Connection unmetered short fire service (80 mm)	5,716.19	5,716.19 x CPI ₁	5,716.19 x CPI ₂	5,716.19 x CPI ₃
(s)	Connection metered long service (80mm)	12,423.74	12,423.74 x CPI ₁	12,423.74 x CPI ₂	12,423.74 x CPI ₃
(t)	Connection unmetered long fire service (80 mm)	11,459.63	11,459.63 x CPI ₁	11,459.63 x CPI ₂	11,459.63 x CPI ₃
(u)	Connection meter only (100 mm)	1,341.18	1,341.18 x CPI ₁	1,341.18 x CPI ₂	1,341.18 x CPI ₃
(v)	Connection metered short service (100 mm)	7,045.26	7,045.26 x CPI ₁	7,045.26 x CPI ₂	7,045.26 x CPI ₃
(w)	Connection unmetered short fire service (100 mm)	6,143.57	6,143.57 x CPI ₁	6,143.57 x CPI ₂	6,143.57 x CPI ₃
(x)	Connection metered long service (100 mm)	13,002.39	13,002.39 x CPI ₁	13,002.39 x CPI ₂	13,002.39 x CPI ₃
(y)	Connection unmetered long fire service (100 mm)	12,100.70	12,100.70 x CPI ₁	12,100.70 x CPI ₂	12,100.70 x CPI ₃
(z)	Connection metered short service (150 mm)	10,186.22	10,186.22 x CPI ₁	10,186.22 x CPI ₂	10,186.22 x CPI ₃

No	Miscellaneous Customer Services	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
(aa)	Connection unmetered short fire service (150 mm)	6,143.57	6,143.57 x CPI ₁	6,143.57 x CPI ₂	6,143.57 x CPI ₃
(ab)	Connection metered long service (150 mm)	15,715.97	15,715.97 x CPI ₁	15,715.97 x CPI ₂	15,715.97 x CPI ₃
(ac)	Connection unmetered long fire service (150 mm)	14,664.97	14,664.97 x CPI ₁	14,664.97 x CPI ₂	14,664.97 x CPI ₃
9	Standpipe hire (security bond)				
(a)	25mm standpipe	657.40	657.40 x CPI ₁	657.40 x CPI ₂	657.40 x CPI ₃
(b)	65mm standpipe	2,115.66	2,115.66 x CPI ₁	2,115.66 x CPI ₂	2,115.66 x CPI ₃
10	Standpipe hire (annual fee)				
(a)	25mm standpipe	291.16	291.16 x CPI ₁	291.16 x CPI ₂	291.16 x CPI ₃
(b)	65mm standpipe	1,968.24	1,968.24 x CPI ₁	1,968.24 x CPI ₂	1,968.24 x CPI ₃
(c)	Standpipe special reading fee	126.83	126.83 x CPI ₁	126.83 x CPI ₂	126.83 x CPI ₃
11	Standpipe water usage (per kL)	2.31	2.31 x CPI ₁	2.31 x CPI ₂	2.31 x CPI ₃
12	Backflow prevention device application and initial registration	87.32	87.32 x CPI ₁	87.32 x CPI ₂	87.32 x CPI ₃
13	Inspection of new water and wastewater assets (including encasements and new junctions)				
(a)	Inspection of new water and wastewater assets including encasements and new junctions	130.62	130.62 x CPI ₁	130.62 x CPI ₂	130.62 x CPI ₃
(b)	Linear asset	6.85	6.85 x CPI ₁	6.85 x CPI ₂	6.85 x CPI ₃
(c)	Laboratory analysis to confirm disinfection	26.28	26.28 x CPI ₁	26.28 x CPI ₂	26.28 x CPI ₃
(d)	After hours inspection (four hours minimum)	388.87	388.87 x CPI ₁	388.87 x CPI ₂	388.87 x CPI ₃
(e)	After hours inspection (per hour beyond four hours)	110.36	110.36 x CPI ₁	110.36 x CPI ₂	110.36 x CPI ₃
(f)	Inspection of new water or sewage pump station	5,894.94	5,894.94 x CPI ₁	5,894.94 x CPI ₂	5,894.94 x CPI ₃
14	Statement of available pressure and flow	145.91	145.91 x CPI ₁	145.91 x CPI ₂	145.91 x CPI ₃
15	Adjust existing water service				
(a)	Application for adjustment of water service	67.67	67.67 x CPI ₁	67.67 x CPI ₂	67.67 x CPI ₃
(b)	Raise, lower or laterally adjust 20mm or 25mm meter by ≤ 1 m	555.24	555.24 x CPI ₁	555.24 x CPI ₂	555.24 x CPI ₃
16	Raise or lower wastewater manhole (Inspection fee)	131.16	131.16 x CPI ₁	131.16 x CPI ₂	131.16 x CPI ₃
17	Water or wastewater technical engineering plan assessment				

No	Miscellaneous Customer Services	1 July 2022 to 30 June 2023	1 July 2023 to 30 June 2024	1 July 2024 to 30 June 2025	1 July 2025 to 30 June 2026
(a)	Small Projects (Relocations, Private SPS and/or development ≤10 lots or extension to properties outside area)	319.30	319.30 x CPI ₁	319.30 x CPI ₂	319.30 x CPI ₃
(b)	Medium Projects (> 10 and < 50 lots, and mains relocation)	761.98	761.98 x CPI ₁	761.98 x CPI ₂	761.98 x CPI ₃
(c)	Large Projects (≥ 50 and <150 lots or large or medium density developments)	972.42	972.42 x CPI ₁	972.42 x CPI ₂	972.42 x CPI ₃
18	Section 307 certificate				
(a)	Boundary realign, subdivisions or developments involving mains extensions (above dual occupancy)	328.11	328.11 x CPI ₁	328.11 x CPI ₂	328.11 x CPI ₃
(b)	Single residential development and dual occupancy	160.41	160.41 x CPI ₁	160.41 x CPI ₂	160.41 x CPI ₃
(c)	Commercial buildings (non-residential) etc	233.32	233.32 x CPI ₁	233.32 x CPI ₂	233.32 x CPI ₃
19	Section 305 application	63.40	63.40 x CPI ₁	63.40 x CPI ₂	63.40 x CPI ₃
20	Building in proximity to pipelines assessment	145.83	145.83 x CPI ₁	145.83 x CPI ₂	145.83 x CPI ₃

a. A 'manual request' is a request made other than as an 'online request' (such as using a paper form or by telephone).

b. An 'online request' is made using the online form available on Central Coast Council's website.

Part 7 Statement of reasons for setting methodologies

27 Legislative framework

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.

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.

28 Statement of reasons

28.1 Methodology for Water Supply Services

IPART has set a methodology for fixing the maximum prices 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 arrangements. It is impractical for IPART to make a determination directly fixing the maximum price for Water Supply Services.

28.2 Methodology for Wastewater Services

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

28.3 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 each category of Trade Waste Services depends on a number of variables such as the number of reinspections in each Period, whether or not the trade waste has been pre-treated and the quantities of pollutants in the trade waste. It is impractical for IPART to make a determination directly fixing the maximum price for Trade Waste Services.

Part 8 Definitions and interpretation

29 Interpretation

29.1 General provisions

In this determination:

- (1) headings are for convenience only and do not affect the interpretation of this determination;
- (2) a reference to a part, clause, table or box is a reference to a part of, clause of, table in or box in this determination unless otherwise indicated;
- (3) 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;
- (4) words importing the singular include the plural and vice versa;
- (5) a reference to a law or statute includes regulations, 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;
- (6) where a word is defined, other grammatical forms of that word have a corresponding meaning;
- (7) a reference to a month is to a calendar month;
- (8) 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;
- (9) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including, but not limited to, persons taking by novation), replacements and assigns; and
- (10) a reference to a body, whether statutory or not which ceases to exist, or whose powers or functions are transferred to another body, is a reference to the body that replaces it or that substantially succeeds to its powers or functions.

29.2 Explanatory notes and clarification notice

- (1) Explanatory notes and examples do not form part of this determination, but in the case of uncertainty may be relied on for interpretation purposes.
- (2) Under section 32 of the IPART Act, IPART may amend this determination to correct a minor, obvious, clerical or administrative error by publishing a notice in the NSW Government Gazette.

29.3 Maximum prices exclusive of GST

- (1) Maximum prices specified in this determination do not include GST.
- (2) 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.

29.4 Rounding Rule

- (1) Any maximum price calculated in accordance with this determination is to be rounded to the nearest whole cent.
- (2) For the purposes of rounding a maximum price under clause 29.4(1), 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.
- (3) The CPI multipliers calculated under clause 30.1 are to be rounded to three decimal places before adjusting a maximum price for inflation.
- (4) For the purposes of rounding the CPI multipliers under clause 29.4(3), 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.

30 Definitions

30.1 Consumer Price Index

- (1) 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.
- (2) The maximum prices in this determination are to be adjusted for inflation by multiplying the specified price by the specified CPI multiplier:
 - (a) CPI_1 ;
 - (b) CPI_2 ; or
 - (c) CPI_3 .
- (3) The CPI multipliers are calculated using the applicable formula in Box 11.

Box 11 Calculation of CPI multipliers

$$CPI_1 = \frac{CPI_{March2023}}{CPI_{March2022}}$$

$$CPI_2 = \frac{CPI_{March2024}}{CPI_{March2022}}$$

$$CPI_3 = \frac{CPI_{March2025}}{CPI_{March2022}}$$

Where:

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

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

$CPI_{March2024}$ means CPI for the March quarter of 2024; and

$CPI_{March2025}$ means CPI for the March quarter of 2025.

30.2 General definitions

In this determination:

2016 Proclamation means the *Local Government (Council Amalgamations) Proclamation 2016* (NSW).

2019 Central Coast Council Determination means IPART's determination dated 2019 and titled 'Central Coast Council – Maximum prices for water, sewerage, stormwater drainage and other services from 1 July 2019', published in New South Wales, *Gazette*, No 67, 28 June 2019, 2349.

Category 1 Trade Waste Discharge Services means services provided in respect of the discharge of trade waste into the wastewater system that is deemed by Central Coast Council as requiring nil or minimal pre-treatment equipment and whose effluent is well-characterised or is of a relatively low risk to the wastewater system.

Category 2 Trade Waste Discharge Services means services provided in respect of the discharge of trade waste into the wastewater system that is deemed by Central Coast Council as requiring a prescribed type of liquid trade waste pre-treatment equipment and whose effluent is well characterised.

Category 3 Trade Waste Discharge Services means services provided in respect of the discharge of trade waste into the wastewater system that is deemed by Central Coast Council as being of an industrial nature or which results in a discharge volume greater than 20 kilolitres of liquid trade waste per day.

Category S Trade Waste Discharge Services means services provided in respect of the discharge of the following categories of waste into the wastewater system:

- (a) Pan Waste;
- (b) Septic Tank Waste;
- (c) Ship-to-Shore Pump-Out; and
- (d) waste from non-residential private pump stations.

Catherine Hill Bay Water Utility means Catherine Hill Bay Water Utility Pty Ltd (ACN 163 381 922).

Central Coast Council means the Council by that name under the Local Government Act.

Note: The former Gosford City Council and Wyong Shire Council were amalgamated to form Central Coast Council in 2016.

Commencement Date means the commencement date defined in clause 2(1) of this determination.

Common Meter means a Meter which services 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.

Community Development Lot has the meaning given to that term under the *Community Land Development Act 2021* (NSW).

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

Company Title Dwelling means a dwelling within a Company Title Building.

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

Exempt Land means land to which section 312(1) of the Water Management Act applies.

Existing WIC Act Licensee means:

- (a) Catherine Hill Bay Water Utility; or
- (b) Narara Ecovillage.

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

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).

Local Environmental Plan means a local environmental plan (or LEP) made under the *Environmental Planning and Assessment Act 1979* (NSW).

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

Local Government Regulation means the *Local Government (General) Regulation 2021* (NSW).

Low Impact Property means:

- (a) a Property that is Rateable Land that is categorised as 'business' under section 518 of the Local Government Act and at least 90% of that Property's land area falls within one or more of the following land use zones in the applicable Local Environmental Plan:
 - (i) a recreational zone;
 - (ii) an environmental protection zone; or
 - (iii) a waterway zone; or
- (b) a Property that has been assessed by Central Coast Council as being 'low impact' for the purposes of Part 4 to this determination.

Note: The area-based stormwater drainage service charge for a small Property ($\leq 1000\text{m}^2$) is the same as the fixed stormwater drainage service charge for a Low Impact Property. A different fixed stormwater drainage service charge applies to Vacant Land.

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

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 this determination.

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

Narara Ecovillage means Narara Ecovillage Co-operative Ltd (Registration No: NSWC29882).

Negotiated Services Agreement means a written agreement between Central Coast Council and an Existing WIC Act Licensee, a copy of which is provided to IPART by Central Coast Council, under which Central Coast Council agrees to provide Water Supply Services and/or Wastewater Services to that Existing WIC Act Licensee at prices that are not the maximum prices set out in this determination.

New WIC Act Licensee means any water utility, other than an Existing WIC Act Licensee, that holds a licence or approval under the *Water Industry Competition Act 2006* (NSW) in respect of infrastructure that is connected to Central Coast Council's water supply system or wastewater system.

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.

Note: For the purposes of this determination, a Retirement Village is a type of Non-Residential Property.

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

Pan Waste means any waste contained in a 'pan' as that term is defined in the Local Government Regulation.

Period means, as the case may be:

- (a) 1 July 2022 to 30 June 2023;
- (b) 1 July 2023 to 30 June 2024;
- (c) 1 July 2024 to 30 June 2025; or
- (d) 1 July 2025 to 30 June 2026.

Previous Metered Period means the most recent period of approximately 365 days for which there is actual metering data for the relevant Property.

Property includes:

- (a) a Strata Title Lot;
 - (b) a Company Title Dwelling;
 - (c) a Community Development Lot;
 - (d) a Retirement Village;
 - (e) a building, or part of a building, occupied or available for occupation as a separate place of domicile or separate place of business, other than a building to which paragraphs (a) to (d) apply; or
 - (f) land (including Vacant Land); but
- excludes a Retirement Village Unit.

Note: The intention of this determination is that maximum prices for Monopoly Services supplied to Retirement Villages apply at the Retirement Village level rather than at the individual Retirement Village Unit level.

Property Area means the area of the land that comprises a Non-Residential Property or Non-Residential Multi-Premises, measured in square meters.

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

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

Residential Property means a Property where:

- (a) in the case of the Property being Rateable Land, the Property is categorised as:
 - (i) 'residential' under section 516 of the Local Government Act; or
 - (ii) 'farmland' under section 515 of the Local Government Act; or
 - (b) in the case of the Property not being Rateable Land, the dominant use of the Property is:
 - (i) residential, applying the classifications in section 516 of the Local Government Act; or
 - (ii) farmland, applying the classifications in section 515 of the Local Government Act; but
- excludes Retirement Villages.

Retirement Village has the meaning given to that term under the *Retirement Villages Act 1999* (NSW).

Retirement Village Unit means a unit located in a Retirement Village.

Septic Tank Waste means any waste contained in a 'septic tank' as that term is defined in the Local Government Regulation.

Ship-to-Shore Pump-Out means liquid waste from a vessel including on-board toilet wastes, galley wastes and dry dock cleaning waste from maintenance activities but excluding bilge water.

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

Note: This determination applies only to any Stormwater Drainage Services provided by Central Coast Council as a Water Supply Authority. A Water Supply Authority can only levy a drainage service charge under the Water Management Act on land that is within a drainage area.

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.

Trade Waste Discharge Factor means the percentage (being no more than 100%) of water supplied to a Property under clause 9.2 that Central Coast Council estimates is discharged into the wastewater system as trade waste.

Trade Waste Policy means Central Coast Council's *Liquid Trade Waste Policy* (Policy No: CCC041) as amended or replaced from time to time by Central Coast Council.

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

Unconnected Property means:

- (a) in the context of Part 2, a Property that is not connected, but is reasonably available for connection, to Central Coast Council's water supply system; and
- (b) in the context of Part 3, a Property that is not connected, but is reasonably available for connection, to Central Coast Council's wastewater system.

Unmetered Property means a Property that is connected to the water supply system or wastewater system and is not serviced by a Meter.

Vacant Land means an Unconnected Property with no capital improvements.

Wastewater Discharge Factor means:

- (a) in the case of a Property deemed to have a 20mm Meter under clause 12.2 or an Unmetered Property—75%; and
- (b) in any other case—the percentage (being no more than 100%) of water supplied to a Property that Central Coast Council estimates is discharged into the wastewater system.

Wastewater Meter means an apparatus for measuring the volume discharged from a Property into the wastewater system but excludes an apparatus used to check the accuracy of a wastewater meter.

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

Water Management Act means the *Water Management Act 2000* (NSW).

Water Supply Authority has the meaning given to that term under the Water Management Act.

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

Amendment of 2021 WAMC Determination

1 This notice amends the 2021 WAMC Determination

Under section 32 of the IPART Act, the Tribunal, by this notice, makes amendments to the 2021 WAMC Determination, as set out in clause 2 below.

2 Amendments

2.1 Amendments to clause 2.2 of Schedule 1

Delete the words "MDBA entitlement charge and" and "BRC entitlement charge and".

2.2 Amendments to clause 2.3 of Schedule 1

- a) Delete the words "the sum of" and everything in clause 2.3 that follows, apart from the note.
- b) Substitute for the passage deleted under (a) the following: "the minimum annual charge set out in Table 1 for the relevant year."

2.3 Amendments to clause 2.2 of Schedule 2

Delete the words "MDBA entitlement charge and" and "BRC entitlement charge and".

2.4 Amendments to clause 2.3 of Schedule 2

- a) Delete the words "the sum of" and everything in clause 2.3 that follows, apart from the note.
- b) Substitute for the passage deleted under (a) the following: "the minimum annual charge set out in Table 4 for the relevant year."

3 Commencement

This notice takes effect on the day it is published in the Gazette.

4 Definitions

In this notice, the terms defined below have the corresponding meanings.

2021 WAMC Determination means the Tribunal's determination titled "Water Administration Ministerial Corporation: Maximum prices for water management services from 1 October 2021, Final Determination" dated September 2021.

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

Tribunal means the Independent Pricing and Regulatory Tribunal of NSW.

5 Citation

This notice may be cited as the *IPART Amendment Notice No. 1 of 2022, "Amendment of 2021 WAMC Determination"*.

CENTRAL COAST COUNCIL

Water Management Act 2000

Water, Wastewater (Sewerage) and Stormwater Drainage Service Charges for 2022-2023

In accordance with Sections 315 and 316 of the *Water Management Act 2000*, Central Coast Council does hereby determine the fees and charges set out in sections 1 to 5 below for the period 1 July 2022 to 30 June 2023 based on the determination of the authority set out in A, B and C below:

- A. The amount of money estimated by the Authority that is proposed to be raised by way of service charges levied uniformly on all land that is capable of being connected to the Authority's water supply pipes, sewerage service discharge pipes and is within the stormwater drainage area are \$189,998,000, which comprise service charges of \$108,266,000 and usage charges of \$81,732,000 from the Council for the period 1 July 2022 to 30 June 2023.
- B. All land is to be classified for the purpose of levying services charges according to the following factors:
 - a. the purpose for which the land is actually being used,
 - b. the intensity with which the land is being used for that purpose,
 - c. the purposes for which the land is capable of being used,
 - d. the nature and extent of the water or sewerage services connected to the land.
- C. Services charges be levied on the following bases, as applicable to each charge:
 - a. the availability of the service
 - i. the classification of land
 - ii. the size of the water meter registering supply
 - iii. the cost of providing the service (i.e. sewage discharge factor)
 - b. the usage of the service
 - i. the volume of water supplied (as measured or estimated by Council)
 - ii. the degree of use (i.e. sewage discharge factor)

1. Water supply service charges

- (a) The water supply service charge applicable to a Property is the sum of the water supply service charges for each Meter that services that Property. The water supply service charge in Table 1.1 for the applicable Meter size or Property type and applicable Period.
- (b) In reference to 1(a) (see above), the following categories of Property are deemed to have a single 20mm Meter:
- (1) each Residential Property;
 - (2) each Unmetered Property; and
 - (3) each Non-Residential Property within a Mixed Multi-Premises that is serviced by a Common Meter.
- (c) Water supply service charge for a Common Meter is to be apportioned between the Properties serviced by the Common Meter where a property:
- (1) is serviced by a Common Meter; and
 - (2) is not deemed to have a single 20mm Meter under 1(b) (see above)

Table 1.1: Water supply service charges

Basis of Charge Meter size or Property type	Maximum charge per IPART's Determination \$
Unconnected Property	NIL
20mm	155.24
25mm	242.56
32mm	397.41
40mm	620.96
50mm	970.25
80mm	2,483.84
100mm	3,881.00
Other Meter sizes	$\frac{(\text{Meter size in mm})^2 \times \text{Water supply access charge for a 20mm Meter for the applicable period}}{400}$

2. Water usage charge

Table 2.1: Water usage charge

Basis of Charge	Maximum charge per IPART's Determination \$
Water usage charge per Kilotitre	2.31

Table 2.2: Water supply charge for Water Supply Services to Hunter Water Corporation

Basis of Charge	Charge \$
Water usage charge per Kilotitre	0.33

3. Wastewater (Sewerage) service charges

- (a) The wastewater service charge applicable to a Property in a Period is the sum of the adjusted wastewater service charges for each meter that services the Property in the period calculated as follows:

$$SC_{ws} = USC_{ws} \times DF_{ws}$$

Where:

SC_{ws} means the adjusted wastewater service charge applicable to a particular Meter in a Period;

USC_{ws} means, subject to 3(c) below, the unadjusted wastewater service charge in Table 3.1 for the applicable Meter size and applicable Period; and

DF_{ws} means the applicable Wastewater Discharge Factor.

[Note: The Wastewater Discharge Factor for all Residential Properties (and other Properties deemed to have a 20mm meter) is 75%. The Wastewater Discharge Factor for all other Properties is the percentage of water supplied to the Property that Central Coast Council estimates is discharged into the wastewater system.]

- (b) For the purposes of the wastewater service charge, the following categories of Property are deemed to have a single 20 mm Meter:
- (1) each Residential Property;
 - (2) each Unmetered Property; and
 - (3) each Non-Residential Property within a Mixed Multi-Premises that is serviced by a Common Meter.
- (c) Wastewater service charge for a Common Meter is to be apportioned between the Properties serviced by the Common Meter where a property:
- (1) is serviced by a Common Meter; and
 - (2) is not deemed to have a 20mm Meter under 3(b) (see above).

Table 3.1: Unadjusted wastewater service charges

Basis of Charge Meter size or Property type	Maximum charge per IPART's Determination \$
Unconnected Property	NIL
20mm	591.71
25mm	924.55
32mm	1,514.78
40mm	2,366.84
50mm	3,698.19
80mm	9,467.36
100mm	14,792.75
Other Meter Sizes	<small>(Meter size in mm)² x (unadjusted wastewater charge for a 20mm Meter for the applicable period 400</small>

[Note: Applying the fixed Wastewater Discharge Factor of 75% for Residential Properties to the unadjusted wastewater service charge for a 20mm Meter produces an adjusted wastewater service charge for a Residential Property of \$443.78 for the Period from the Commencement Date to 30 June 2023.]

4. Wastewater (Sewerage) usage charge

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

$$UC_{ws} = V_{ws} \times C_{ws}$$

Where:

UC_{ws} means the wastewater usage charge applicable to a Property in a Period;

V_{ws} means the Volume (in kilolitres) discharged from the Property into the wastewater system as calculated under clause 4(b) below; and

C_{ws} means the charge per kilolitre specified in Table 4.1 for the applicable Period.

- (b) For the purposes of clause 4(a), the volume discharged from a Property into the wastewater system in a Period is either:
- (1) in the case of a Property that is not serviced by a Wastewater Meter at any time during the Period—the volume deemed to have been discharged from the Property into the wastewater system under clause 4(c); or
 - (2) in the case of a Property serviced by a Wastewater Meter for any part of the Period:
 - (A) the volume discharged from the Property into the wastewater system as measured by the Wastewater Meter; and
 - (B) if applicable, any volume deemed to have been discharged under clause 4(d).
- (c) For the purpose of the wastewater usage charge, the volume deemed to have been discharged from a Property into the wastewater system is:
- (1) In the case of a Residential Property:

- (A) within a Residential Multi-Premises or Mixed Multi-Premises: 80/365 kilolitres per day that period;
- (B) not within a Residential Mixed Multi-Premises or Mixed Multi-Premises: 125/365 kilolitres per day that period; and
- (2) In the case of a Non-Residential Property:
 - (A) within a Mixed Multi-Premises: 125/365 kilolitres per day that period;
 - (B) not within a Mixed Multi-Premises: – the volume of water supplied to that Property multiplied by the Wastewater Discharge Factor; and
- (d) For a Property that was serviced by a Wastewater Meter for only part of a Period, the volume deemed to have been discharged is the volume that would have been calculated for that Property under clause 4(c) pro-rated for the number of days in the Period during which the Property was not serviced by a Wastewater Meter.

Table 4.1: Charge for Wastewater Usage (\$ per kL)

Basis of Charge	Maximum charge per IPART's Determination \$
Wastewater usage charge per kilolitre	0.96

[Note: Applying the deemed usage for Residential Properties within a Mixed Multi-Premises or Residential Multi-Premises to the wastewater usage charge (per kilolitre), the wastewater usage charge for each of those Residential Properties is \$76.80 from the Commencement Date to 30 June 2023, and then adjusted for inflation in each subsequent Period]

[Note: Applying the deemed usage for Residential Properties that are not within a Mixed Multi-Premises or Residential Multi-Premises to the wastewater usage charge (per kilolitre), the wastewater usage charge for those Residential Properties is \$120.00 from the Commencement Date to 30 June 2023, and then adjusted for inflation in each subsequent Period]

5. Stormwater Drainage Charges

Table 5.1: Fixed stormwater drainage service charges

Basis of Charge	Maximum charge per IPART's Determination \$
Low Impact Property	130.07
Residential Property that is not part of a Multi-Premises	130.07
Each Property within a Residential Multi-Premises or Mixed Multi-Premises	97.56
Vacant Land	97.56

Table 5.2: Area-based stormwater drainage service charges

The area-based stormwater drainage service charge is applicable to Non-Residential Properties that do not fall within one of the categories of Property that may be charged a fixed stormwater drainage service charge.

Basis of Charge	Maximum charge per IPART's Determination \$
Small ($\leq 1,000\text{m}^2$)	130.07
Medium ($> 1,000\text{m}^2$ and $\leq 10,000\text{m}^2$)	227.63
Large ($> 10,000\text{m}^2$ and $\leq 45,000\text{m}^2$)	1,073.11
Very Large ($> 45,000\text{m}^2$)	3,251.85