



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**

Draft Determination

March 2020

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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	3
1 Maximum prices for Water Supply Services	3
2 Water supply service charge	3
3 Water usage charge	5
4 Discretionary services charge (Customer supported programs)	7
Schedule 2 Sewerage Services	9
1 Maximum prices for Sewerage Services	9
2 Sewerage service charge	9
3 Sewerage usage charge	11
Schedule 3 Stormwater Drainage Services	13
1 Maximum prices for Stormwater Drainage Services	13
2 Maximum prices for Properties within a Non-Residential Multi-Premises	13
Schedule 4 Trade Waste Services	15
1 Maximum prices for Major Agreement Customers	15
2 Maximum prices for Moderate Agreement Customers	16
3 Maximum prices for Minor Agreement Customers	17
4 Maximum prices for Tanker Agreement Customers	17
Schedule 5 Miscellaneous Customer Services	20
1 Maximum prices for Miscellaneous Customer Services	20
Schedule 6 Statement of reasons for setting methodologies	24
1 Legislative framework	24
2 Statement of reasons	24
Schedule 7 Definitions and interpretation	25
1 Definitions	25
2 Interpretation	30

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 There are five exclusions 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) the supply of recycled water by Hunter Water; and
- (e) 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) The maximum prices under this determination apply from the Commencement Date to 30 June 2024. The maximum prices under this determination prevailing at 30 June 2024 continue to apply beyond 30 June 2024 until this determination is revoked or replaced.

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.

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, specified in 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 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

Subject to clauses 2.2 and 2.3, the water supply service charge for a Property is, for each Meter that services that Property and measures the supply of Potable Water, the water supply service charge in Table 1.1 for the applicable Meter size and applicable Period.

[Note: There is no water supply service charge applicable to a Meter that measures the supply of Raw Water.]

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

For the purposes of clause 2.1, the following categories of Property are deemed to have a single 20mm Meter (that measures the supply of Potable Water):

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

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

- (a) This clause applies to a Property that:
- (1) is serviced by one or more Common Meters (that measures the supply of Potable Water); and
 - (2) is not deemed to have a single 20mm Meter under clause 2.2.
- (b) The water supply service charge applicable to a Property under this clause 2.3 for each Common Meter that services 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 serviced 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	4.28	4.28 x CPI ₁	4.28 x CPI ₂	4.28 x CPI ₃
25mm	6.69	6.69 x CPI ₁	6.69 x CPI ₂	6.69 x CPI ₃
32mm	10.96	10.96 x CPI ₁	10.96 x CPI ₂	10.96 x CPI ₃
40mm	17.13	17.13 x CPI ₁	17.13 x CPI ₂	17.13 x CPI ₃
50mm	26.77	26.77 x CPI ₁	26.77 x CPI ₂	26.77 x CPI ₃
80mm	68.52	68.52 x CPI ₁	68.52 x CPI ₂	68.52 x CPI ₃
100mm	107.06	107.06 x CPI ₁	107.06 x CPI ₂	107.06 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>			

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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:

$$UC_{WSS} = \begin{cases} (V_{PW} \times UC_{PW}) + (V_{RW} \times UC_{RW}) & \text{if } V_{PW} \leq 50,000 \\ (50,000 \times UC_{PW}) + ((V_{PW} - 50,000) \times HVUC_{PW}) + (V_{RW} \times UC_{RW}) & \text{if } V_{PW} > 50,000 \end{cases}$$

Where:

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

V_{PW} means the volume (in kilolitres) of Potable Water supplied to the Property in the Period, calculated in accordance with clause 3.2(a);

V_{RW} means the volume (in kilolitres) of Raw Water supplied to the Property in the Period, calculated in accordance with clause 3.2(e);

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

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

$HVUC_{PW}$ means the high volume charge per kilolitre of Potable Water in Table 1.3 for the Period and applicable location.

[Note: The high volume usage charge applies to each kilolitre of Potable Water supplied to a Property in excess of 50,000 kilolitres.]

[Note: The high volume usage charge is being phased out over the term of this determination.]

3.2 Calculation of usage volumes

(a) For the purposes of clause 3.1, the volume of Potable Water supplied to a Property in a Period 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 in a Period;

IM_{PW} means:

- (1) in the case of a Property serviced by one or more Individual Meters – the volume (in kilolitres) of Potable Water supplied to the Property in the Period, as measured by each Individual Meter; and
- (2) in any other case – zero kilolitres;

CM_{PW} means:

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

UM_{PW} means:

- (1) in the case of a Property that was an Unmetered Property for all or part of the Period – the volume (in kilolitres) of Potable Water deemed to have been supplied to the Property under clause 3.2(d); and
 - (2) in any other case – zero kilolitres.
- (b) Subject to clause 3.2(c), for each Common Meter that services a Property, the Property is deemed to have been supplied the volume (in kilolitres) of Potable Water reasonably determined by Hunter Water for the Period.
- (c) The sum of the volumes determined by Hunter Water under clause 3.2(b) for the Properties serviced by a particular Common Meter must not exceed:
- (1) the total volume (in kilolitres) of Potable Water supplied by Hunter Water to those Properties 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.
- (d) For any Unmetered Period, a Property is deemed to have been supplied the volume of Potable Water calculated as follows:

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

Where:

UM_{PW} means the volume (in kilolitres) of Potable Water deemed to have been supplied by Hunter Water to the Unmetered Property over the Unmetered Period;

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

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

TD_{PW} means the total number of days in the Unmetered 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].

- (e) For the purposes of clause 3.1, the volume of Raw Water supplied to a Property (V_{RW}) in a Period is the volume that would be calculated under clauses 3.2(a) to 3.2(d) if those clauses were modified as follows:

- (1) each reference to 'Potable Water' is changed to 'Raw Water'; and
- (2) for 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 calculated under clause 3.1 if that clause was modified as follows:

- (a) each reference to a 'Property' is changed to a 'Metered Standpipe';
- (b) the variable V_{PW} means the volume (in kilolitres) of Potable Water supplied to the Metered Standpipe in the Period; and
- (c) the variable V_{RW} means the volume (in kilolitres) of Raw Water supplied to the Metered Standpipe in the Period.

Table 1.2 Standard 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	2.47	2.50 x CPI ₁	2.52 x CPI ₂	2.55 x CPI ₃
Raw Water	0.39	0.39 x CPI ₁	0.39 x CPI ₂	0.39 x CPI ₃

Table 1.3 High volume 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)
Dungog	1.99	2.14 x CPI ₁	2.28 x CPI ₂	2.43 x CPI ₃
Kurri Kurri	2.45	2.49 x CPI ₁	2.51 x CPI ₂	2.55 x CPI ₃
Lookout	2.31	2.38 x CPI ₁	2.44 x CPI ₂	2.51 x CPI ₃
Newcastle	2.25	2.33 x CPI ₁	2.41 x CPI ₂	2.50 x CPI ₃
Seaham-Hexham	2.04	2.18 x CPI ₁	2.30 x CPI ₂	2.44 x CPI ₃
South Wallsend	2.36	2.41 x CPI ₁	2.46 x CPI ₂	2.52 x CPI ₃
Tomago- Kooragang	1.99	2.14 x CPI ₁	2.28 x CPI ₂	2.43 x CPI ₃
Other locations	2.47	2.50 x CPI ₁	2.52 x CPI ₂	2.55 x CPI ₃

4 Discretionary services charge (Customer supported programs)

- (a) The discretionary services charge for a Residential Property is the charge in Table 1.4 for the applicable Period.
- (b) The discretionary services charge for a Non-Residential Property is \$0.

[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 residential customer's bills.]

Table 1.4 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 (\$)
Residential Property	1.47	1.47 x CPI ₁	1.47 x CPI ₂	1.47 x CPI ₃

Schedule 2 Sewerage Services

1 Maximum prices for Sewerage Services

- (a) Subject to clause 1(c), 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 adjusted 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.
- (c) For a Non-Residential Property (other than a Transition Property):
- (1) the maximum price for Sewerage Services under clause 1(a) must not be less than the adjusted sewerage service charge applicable to a Property deemed to have a single 20mm Meter under clause 2.2; and
 - (2) where clause 1(c)(1) applies, the maximum price for Sewerage Services is the adjusted sewerage service charge for a Residential Property that is not within a Multi-Premises.

2 Sewerage service charge

2.1 Standard sewerage service charge

- (a) Subject to clauses 2.2 and 2.3, the adjusted sewerage service charge applicable to a Property (other than a Transition Property) in a Period is, for each Meter that services the Property, the amount calculated as follows:

$$SC_{SS} = USC \times DF_5$$

Where:

SC_{SS} means the adjusted sewerage service charge applicable to the Property 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 Non-Residential Property in a Non-Residential Multi-Premises serviced 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
- (3) in any other case – the percentage of water supplied to a Property that Hunter Water estimates is discharged into the Sewerage System.

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

- (b) The adjusted sewerage service charge applicable to a Transition Property is the amount calculated using the formula in clause 2.1(a) 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

For the purposes of clause 2.1(a), the following categories of Property are deemed to have a single 20mm Meter:

- (a) each Residential Property that is not within a Multi-Premise;
- (b) each Community Development Standalone House; and
- (c) each Unmetered Property.

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

- (a) This clause applies to a Property that:
 - (1) is serviced by one or more Common Meters;
 - (2) is not deemed to have a single 20mm Meter under clause 2.2; and
 - (3) is not a Transition Property.
- (b) The unadjusted sewerage service charge applicable to a Property under this clause 2.3 for each Common Meter that services 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) 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 serviced by a particular Common Meter equals:
 - (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.
- (d) Where, but for this clause 2.3(d), the application of clause 2.3(c) would result in a negative unadjusted sewerage service charge, the unadjusted sewerage service charge applicable to the Property for the Common Meter is \$0.

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

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	656.61	675.92 x CPI ₁	695.24 x CPI ₂	714.55 x CPI ₃
20mm	772.48	772.48 x CPI ₁	772.48 x CPI ₂	772.48 x CPI ₃
25mm	1,207.01	1207.01 x CPI ₁	1207.01 x CPI ₂	1207.01 x CPI ₃
32mm	1,977.56	1,977.56 x CPI ₁	1,977.56 x CPI ₂	1,977.56 x CPI ₃
40mm	3,089.94	3,089.94 x CPI ₁	3,089.94 x CPI ₂	3,089.94 x CPI ₃
50mm	4,828.03	4,828.03 x CPI ₁	4,828.03 x CPI ₂	4,828.03 x CPI ₃
80mm	12,359.76	12,359.76 x CPI ₁	12,359.76 x CPI ₂	12,359.76 x CPI ₃
100mm	19,312.12	19,312.12 x CPI ₁	19,312.12 x CPI ₂	19,312.12 x CPI ₃
Other Meter sizes	<i>(Meter size in mm)² × sewerage service charge for a 20mm Meter for the applicable Period</i>			

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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 serviced 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 2.2 for the Period.

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 Non-Residential Property in a Mixed Multi-Premises, or any Residential Property – 120 kilolitres; and
- (b) in the case of a Non-Residential Property that is not within a Mixed Multi-Premises – the volume calculated as follows:

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

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;

V_{PW} means the volume (in kilolitres) of Potable Water supplied to the Property in the Period, calculated in accordance with clause 3.2(a) of Schedule 1;

V_{RW} means the volume (in kilolitres) of Raw Water supplied to the Property in the Period, calculated in accordance with clause 3.2(e) of Schedule 1; and

DF_S means:

- (1) in the case of an Unmetered Property – 75%; and
- (2) in any other case – the percentage of water supplied to a Property that Hunter Water estimates is discharged into the Sewerage System.

Table 2.2 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	0.69	0.69 x CPI ₁	0.69 x CPI ₂	0.69 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) and 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 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	79.99	79.99 x CPI ₁	79.99 x CPI ₂	79.99 x CPI ₃
Residential Property within a Multi-Premises	29.60	29.60 x CPI ₁	29.60 x CPI ₂	29.60 x CPI ₃
Low Impact assessed Residential Property	29.60	29.60 x CPI ₁	29.60 x CPI ₂	29.60 x CPI ₃

Non-Residential				
Small Property Area (≤1,000m ²)	79.99	79.99 x CPI ₁	79.99 x CPI ₂	79.99 x CPI ₃
Medium Property Area (1,001m ² to 10,000m ²)	261.24	261.24 x CPI ₁	261.24 x CPI ₂	261.24 x CPI ₃
Large Property Area (10,001m ² to 45,000m ²)	1,661.51	1,661.51 x CPI ₁	1,661.51 x CPI ₂	1,661.51 x CPI ₃
Very Large Property Area (>45,000m ²)	5,279.02	5,279.02 x CPI ₁	5,279.02 x CPI ₂	5,279.02 x CPI ₃
Non-Residential Property within a Mixed Multi-Premises (irrespective of Property Area)	29.60	29.60 x CPI ₁	29.60 x CPI ₂	29.60 x CPI ₃
Low Impact assessed Non-Residential Property	79.99	79.99 x CPI ₁	79.99 x CPI ₂	79.99 x CPI ₃
Vacant Land				
Vacant Land	79.99	79.99 x CPI ₁	79.99 x CPI ₂	79.99 x CPI ₃
Low Impact assessed Vacant Land	29.60	29.60 x CPI ₁	29.60 x CPI ₂	29.60 x CPI ₃

[Note: The stormwater drainage services charge for a Residential Dual Occupancy Property is:

(a) the charge in Table 3.1 for a Residential Property not within a Multi-Premises, or

(b) if it has been assessed as Low Impact, then the Low Impact assessed Residential Property charge in Table 3.1.]

Schedule 4 Trade Waste Services

1 Maximum prices for Major Agreement Customers

- (a) Subject to clause 1(b), the maximum price that Hunter Water may levy for supplying Trade Waste Services to a Major Agreement Customer in a Period 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 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;

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.

2 Maximum prices for Moderate Agreement Customers

- (a) Subject to clause 2(b), the maximum price that Hunter Water may levy for supplying Trade Waste Services to a Moderate Agreement Customer in a Period 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 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 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.

3 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 is the sum of the applicable administration fees in Table 4.1.

4 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 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 customers only) in Table 4.1;

C means the average strength charge which is set at \$6.10 per kilolitre, adjusted by the applicable CPI Multiplier; and

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

Table 4.1 Administration fees

	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 (\$)
Major Agreement Customers				
Agreement establishment fee	721.78	721.78 x CPI ₁	721.78 x CPI ₂	721.78 x CPI ₃
Annual agreement fee	2,430.10	2,430.10 x CPI ₁	2,430.10 x CPI ₂	2,430.10 x CPI ₃
Agreement renewal/reissue fee	463.33	463.33 x CPI ₁	463.33 x CPI ₂	463.33 x CPI ₃
Variation to agreement fee	152.35	152.35 x CPI ₁	152.35 x CPI ₂	152.35 x CPI ₃
Inspection fee	237.44	237.44 x CPI ₁	237.44 x CPI ₂	237.44 x CPI ₃
Moderate Agreement Customers				
Agreement establishment fee	459.13	459.13 x CPI ₁	459.13 x CPI ₂	459.13 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 (\$)
Annual agreement fee	710.22	710.22 x CPI ₁	710.22 x CPI ₂	710.22 x CPI ₃
Agreement renewal/reissue fee	281.57	281.57 x CPI ₁	281.57 x CPI ₂	281.57 x CPI ₃
Variation to agreement fee	152.35	152.35 x CPI ₁	152.35 x CPI ₂	152.35 x CPI ₃
Minor Agreement Customers				
Agreement establishment fee	177.63	177.63 x CPI ₁	177.63 x CPI ₂	177.63 x CPI ₃
Annual agreement fee	123.58	123.58 x CPI ₁	123.58 x CPI ₂	123.58 x CPI ₃
Agreement renewal/reissue fee	149.26	149.26 x CPI ₁	149.26 x CPI ₂	149.26 x CPI ₃
Tanker Agreement Customers				
Agreement establishment fee	581.65	581.65 x CPI ₁	581.65 x CPI ₂	581.65 x CPI ₃
Annual agreement fee	769.06	769.06 x CPI ₁	769.06 x CPI ₂	769.06 x CPI ₃
Agreement renewal/reissue fee	242.12	242.12 x CPI ₁	242.12 x CPI ₂	242.12 x CPI ₃
Variation to agreement fee	153.78	153.78 x CPI ₁	153.78 x CPI ₂	153.78 x CPI ₃
After-hours access fee (up to four hours)	462.28	462.28 x CPI ₁	462.28 x CPI ₂	462.28 x CPI ₃
After-hours access fee (hourly rate beyond four hours)	87.21	87.21 x CPI ₁	87.21 x CPI ₂	87.21 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	3.08	2.20
Burwood Beach	0.64	0.22
Cessnock	1.66	0.27
Clarence Town	5.00	4.17
Dora Creek	1.99	0.18
Dungog	2.15	1.45
Edgeworth	1.08	0.37
Farley	1.50	0.37
Karuah	7.37	1.27
Kearsley	2.03	0.86

Kurri Kurri	3.17	0.73
Morpeth	1.55	0.45
Paxton	4.12	2.89
Raymond Terrace	2.23	0.70
Shortland	3.55	0.69
Taniba Bay	2.50	0.70
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	15.12
	(b) Electronic	10.76
2	Property sewerage diagram	13.74
3	Service location diagram	
	(a) Over the counter	11.02
	(b) Electronic	8.92
4	Building over or adjacent to sewer advice	64.22
5	Water reconnection after restriction	
	(a) Restriction	56.53
	(b) During business hours (8am to 3pm on business days)	62.99
	(c) Outside business hours	100.40
6	Workshop flow rate test of meter – with strip test	
	(a) 20-25mm	260.35
	(b) 32mm	304.43
	(c) 40mm	305.45
	(d) 50mm light (being a Meter weighing less than 10kg)	379.25
	(e) 50mm heavy (being a Meter weighing 10kg or more)	411.03
	(f) 65mm	415.13
	(g) 80mm	619.10
	(h) 100mm	928.65
	(i) 150mm	1,141.85
7	Application for water disconnection	
	(a) Water disconnection (all sizes)	27.52
	(b) Recycled water disconnection (all sizes)	41.26
8	Application for water service connection (all sizes) – administration fee only	34.39
9	Application to assess a water main adjustment	299.30
10	Metered standpipe hire security bond	
	(a) 20mm	294.18
	(b) 32mm high flow	867.15
	(c) 50mm	867.15
11	Metered standpipe hire (quarterly fees)	
	(a) 20mm	27.88
	(b) 32mm high flow	56.53

No	Miscellaneous Customer Service	\$
	(c) 50mm	56.53
12	Statement of available pressure [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).]	98.35
13	Application to connect or disconnect sewer services or for a special internal inspection permit	44.02
14	Application to connect or disconnect water and sewer services (combined application)	54.99
15	Request for separate metering of units (per plan)	48.12
16	Building plan stamping	20.60
17	Determining requirements for building over/adjacent to sewer or easement	149.65
18	Hiring of a metered standpipe	
	(a) Application to hire a metered standpipe	56.58
	(b) Breach of metered standpipe hire conditions	
	(i) Breach 1	8.10
	(ii) Breach 2	8.10
	(iii) Breach 3 – step 1	8.10
	(iv) Breach 3 – step 2 (customer fails to return standpipe)	29.78
19	Water meter affixtures/handling fee	
	(a) 20mm, delivery and installation by Hunter Water	47.92
	(b) 25mm, delivery and installation by Hunter Water	47.56
	(c) 32mm, delivery and installation by Hunter Water	59.35
	(d) 40mm, delivery and installation by Hunter Water	59.35
	(e) 50mm light duty, delivery and installation by Hunter Water	110.70
	(f) 50mm or larger, to be collected by customer from Hunter Water	16.30
	(g) 50mm or larger, delivery and installation by Hunter Water	222.43
20	Inspection of non-compliant meters [Note: Additional contractor hourly rate costs may apply, if required.]	54.12
21	Connect to or building over/adjacent to stormwater channel for a single residence – application fee	93.07
22	Stormwater channel connection – assessment fee	249.08
23	Hydraulic design assessment fee	
	(a) Less than 80mm	195.78
	(b) 80mm or larger	291.10
24	Complex works design review	
	(a) Non-linear water asset	4,503.85
	(b) Non-linear sewer asset	5,142.43
	(c) Linear water and sewer asset	
	(i) Tier 1 (0-99m)	766.70
	(ii) Tier 2 (>99-1000m)	3,226.70
	(iii) Tier 3 (>1000m)	4,696.55
25	Application to assess sewer main adjustment	332.10
26	Revision of development assessment	311.60

No	Miscellaneous Customer Service	\$
27	Bond application for a single asset [Note: Additional assets can be included at the technical services hourly rate (charge no. 34).]	2,472.30
28	Development assessment application	332.10
29	Application for water or sewer main extensions	333.13
30	Application to connect to/disconnect from water system	180.40
31	Shutdown and charge-up for water connection/disconnection	422.30
32	Application for additional sewer connection point	295.20
33	Complex works inspection fees	
	(a) Non-linear water asset	6,587.68
	(b) Non-linear sewer asset	5,993.18
	(c) Linear water and sewer asset	
	(i) Tier 1 (0-99m)	711.35
	(ii) Tier 2 (>99-1000m)	998.35
	(iii) Tier 3 (>1000m)	1,362.23
34	Technical services hourly rate	124.03
35	Remote application fee	90.10
36	Preliminary servicing advice	507.38
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).]	1,527.25
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).]	936.85
39	Water cart tanker - inspection	46.59
40	Damaged meter replacements – various meter sizes	
	(a) 20mm	88.71
	(b) 25mm	150.68
	(c) 32mm	206.03
	(d) 40mm	282.90
	(e) 50mm light meter	294.18
	(f) 50mm heavy meter	325.95
	(g) 65mm	602.70
	(h) 80mm	524.80
	(i) 100mm	872.28
	(j) 150mm	2,552.25
	(k) 250mm	5,068.63
	(l) 300mm	6,279.15
41	Affix a separate meter to a unit	33.67
42	Recycled water meter affix fee	61.40
43	Application for recycled water service connection – domestic	
	(a) Pre-laid service	21.73
	(b) Redevelopment – various meter sizes	

No	Miscellaneous Customer Service	\$
	(i) 80mm	201.93
	(ii) 100mm	194.75
	(iii) 150mm	201.93
	(iv) 200mm	282.90
	(v) 250mm	324.93
	(vi) 300mm	394.63
	(vii) 375mm	665.23

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. 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.

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

BOD means Biochemical Oxygen Demand.

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 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 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.

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

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 which 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).

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 a Non-Residential Property that 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).

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.

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

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 1.2 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-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 resemble 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 Residential Dual Occupancy Property;
- (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;
- (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 distributed 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 that is connected to the Water Supply System and receives Raw Water from Hunter Water but not Potable Water.

Residential Dual Occupancy Property means a premises that contains two separate places of domicile that is serviced by a single Meter.

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.

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 serviced 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.

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 serviced 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.

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) CPI₁ for the Period from 1 July 2021 to 30 June 2022;

- (2) CPI₂ for the Period from 1 July 2022 to 30 June 2023 ; or
 - (3) CPI₃ for the Period from 1 July 2023 to 30 June 2024.
- (c) In this determination:

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

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

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

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, 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) 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.