



Sydney Water Corporation
Maximum prices for water,
wastewater, stormwater drainage
and other services from 1 October
2025

Determination

September 2025

Water >>

Acknowledgment of Country

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

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

Tribunal Members

The Tribunal members for this review are:

Carmel Donnelly PSM, Chair
Dr Darryl Biggar
Jonathan Coppel
Sharon Henrick

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

© Independent Pricing and Regulatory Tribunal (2025).

With the exception of any:

- a. coat of arms, logo, trade mark or other branding;
- b. photographs, icons or other images;
- c. third party intellectual property; and
- d. personal information such as photos of people,

this publication is licensed under the Creative Commons Attribution-NonCommercial-NoDerivs 3.0 Australia Licence.



The licence terms are available at the Creative Commons

IPART requires that it be attributed as creator of the licensed material in the following manner:

© Independent Pricing and Regulatory Tribunal (2025).

The use of any material from this publication in a way not permitted by the above licence or otherwise allowed under the *Copyright Act 1968* (Cth) may be an infringement of copyright. Where you wish to use the material in a way that is not permitted, you must lodge a request for further authorisation with IPART.

ISBN 978-1-76049-844-3

Contents

Part 1 Preliminary	1
1 Application of this determination	1
2 Some services are excluded from the scope of this determination	1
3 Commencement and term of this determination	1
4 Replacement of 2020 Determination	2
5 Legislative background	2
Part 2 Water Supply Services	3
6 Maximum prices for Water Supply Services	3
7 Water supply service charge	3
8 Base water supply service charge	5
9 WNSW Adjustment to the base water supply service charge	5
10 Water usage charge	6
Part 3 Wastewater Services	10
11 Maximum prices for Wastewater Services	10
12 Wastewater service charge	10
13 Wastewater usage charge	13
Part 4 Stormwater Drainage Services	15
14 Maximum prices for Stormwater Drainage Services	15
15 Treatment of certain Property categories	15
Part 5 Trade Waste Services	17
16 Maximum prices for Industrial Customers	17
17 Maximum prices for Commercial Customers	18
Part 6 Miscellaneous Customer Services	23
18 Maximum prices for Miscellaneous Customer Services	23
Part 7 Statement of reasons for setting methodologies	27
19 Legislative framework	27
20 Statement of reasons	27
Part 8 Definitions and interpretation	28
21 Interpretation	28
22 Consumer Price Index	28
23 Prices exclusive of GST	30
24 Rounding rule	30
25 Meters that serve a Property	30
26 Billing cycle and Meter reading	30
27 Annual charges and pro-rating	31
28 Definitions	31

Part 1 Preliminary

1 Application of this determination

- (1) Subject to the exclusions in clause 2, this determination fixes maximum prices or sets methodologies for fixing maximum prices for the following services provided by Sydney Water:
 - (a) Water Supply Services, under Part 2;
 - (b) Wastewater Services, under Part 3;
 - (c) Stormwater Drainage Services, under Part 4;
 - (d) Trade Waste Services, under Part 5; and
 - (e) Miscellaneous Customer Services, under Part 6,(together, the **Monopoly Services**).
- (2) For the avoidance of doubt, this determination fixes the maximum prices or sets methodologies for fixing the maximum prices that Sydney Water may levy for the Monopoly Services. It does not specify who Sydney Water may levy the maximum prices on.

2 Some services are excluded from the scope of this determination

This determination does not apply to:

- (1) Monopoly Services provided pursuant to a Negotiated Services Agreement;
- (2) any services to which the 2017 Wholesale Services Determination applies;
- (3) the supply of Recycled Water by Sydney Water;
- (4) an Infrastructure Service provided to an access seeker pursuant to an access agreement under section 39 of the WIC Act or to an access determination under section 40 of the WIC Act;
- (5) construction services provided by Sydney Water Developer Direct; and
- (6) any Miscellaneous Customer Services which are not listed in Table 6.1.

3 Commencement and term of this determination

- (1) This determination commences on the later of:
 - (a) 1 October 2025; and
 - (b) the date that it is published in the NSW Government Gazette(**Commencement Date**).
- (2) Subject to clause 3(3), maximum prices under this determination apply from the Commencement Date to 30 June 2030.

- (3) Maximum prices will continue to be calculated in accordance with this determination beyond 30 June 2030 until this determination is revoked or replaced. For the purpose of calculating maximum prices beyond 30 June 2030, the relevant figures, as necessary, are the figures for the Period from 1 July 2029 to 30 June 2030:
 - (a) as set out in each table of this determination other than Table 2.2; and
 - (b) in respect of Table 2.2 the variables CPI_{t-2}^* , $WACC$, CPI_{t-1} , and M_t .

4 Replacement of 2020 Determination

- (1) This determination replaces the 2020 Determination.
- (2) For the avoidance of doubt, this determination does not replace the 2017 Wholesale Services Determination.

5 Legislative background

- (1) This determination is made under section 11(1)(a) of the IPART Act. That provision requires IPART to conduct investigations and make reports to the Minister on the determination of pricing for government monopoly services supplied by a government agency specified in Schedule 1 to the IPART Act.
- (2) The services for which this determination fixes prices are government monopoly services because the Minister declared them as such in the Order.
- (3) Sydney Water is a government agency specified in Schedule 1 to the IPART Act.

Part 2 Water Supply Services

6 Maximum prices for Water Supply Services

- (1) Subject to clause 6(4), the maximum price that Sydney Water may levy for supplying Water Supply Services to a Property (other than an Unconnected Property or Exempt Land) in a Period is the amount calculated using the formula in Box 2.1.

Box 2.1 Maximum prices for Water Supply Services

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

Where:

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

SC_{WSS} means the water supply service charge applicable to the Property in the Period, calculated in accordance with clause 7; and

UC_{WSS} means the water usage charge applicable to the Property in the Period, calculated in accordance with clause 10.

- (2) The maximum price that Sydney Water may levy for supplying Water Supply Services to an Unconnected Property is \$0.
- (3) The maximum price that Sydney Water may levy for supplying Water Supply Services to Exempt Land in a Period is the water usage charge applicable to the Property in the Period, calculated in accordance with clause 10.
- (4) The maximum price that Sydney Water may levy for supplying Water Supply Services to a Metered Standpipe in a Period is the amount calculated under clause 6(1) as though that Metered Standpipe were a Non-Residential Property served by a single Individual Meter the same size (in millimetres) as the Metered Standpipe.

7 Water supply service charge

7.1 Standard water supply service charge

- (1) Subject to clauses 7.2, 7.3 and 7.4, the water supply service charge applicable to a Property in a Period is the sum of the water supply service charges for each Meter that serves the Property in the Period.

[Note: Clause 7.2(1) deems certain properties to have a single 20mm Meter and clause 7.3 apportions the water supply service charge for a Common Meter between the Properties served by that Common Meter.]

- (2) The water supply service charge applicable to a particular Meter in a Period is the amount calculated using the formula in Box 2.2.

Box 2.2 Standard water supply service charge

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

Where:

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

BSC means the base water supply service charge for the Meter in the Period, calculated in accordance with clause 8; and

WNSW means the WNSW Adjustment, calculated in accordance with clause a.

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

- (1) For the purposes of determining the base water supply service charge in clause 8 and the value for the variable Z for the WNSW Adjustment in Table 2.2, the following categories of Property are deemed to have a single 20mm Meter only:
 - (a) each Residential Property;
 - (b) each Non-Residential Property within a Mixed Multi-Premises;
 - (c) each child Property in a Joint Water Supply Services Arrangement;
 - (d) each Unmetered Property; and
 - (e) each Small Boarding House.
- (2) Where all Properties served by a Common Meter are deemed to have a single 20mm Meter under clause 7.2(1), the water supply service charge for that Common Meter is \$0.

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

- (1) This clause applies to a Property that:
 - (a) is served by one or more Common Meters; and
 - (b) is not deemed to have a single 20mm Meter under clause 7.2(1).
- (2) Subject to clause 7.3(3), the water supply service charge applicable to a Property under this clause 7.3 for each Common Meter that serves the Property is a portion, as reasonably determined by Sydney Water, of the water supply service charge calculated under clause 7.1(2) for that Meter in the applicable Period.
- (3) The portions referred to in clause 7.3(2) must be determined by Sydney Water such that the sum of the portions for the Properties served by a particular Common Meter equals the water supply service charge calculated under clause 7.1 for the Common Meter.

7.4 Treatment of Properties in joint services arrangements

- (1) This clause applies where the parent of a Joint Water Supply Services Arrangement is not deemed to have a single 20mm Meter under clause 7.2(1).

[Note: Each child Property in a Joint Water Supply Services Arrangement is deemed to have a single 20mm Meter under clause 7.2(1)(c).]

- (2) Where the parent of a Joint Water Supply Services Arrangement is a Non-Residential Property, the water supply service charge applicable to that parent Property is the sum of the water supply service charges calculated under clause 7.1(2) for each Meter that serves the Joint Water Supply Services Arrangement.
- (3) Where the parent of a Joint Water Supply Services Arrangement is a Non-Residential Multi-Premises, the water supply service charge applicable to each Non-Residential Property in that parent Non-Residential Multi-Premises is the sum of the portions determined by Sydney Water under clause 7.3(2) for that Non-Residential Property for each Meter that serves the Joint Water Supply Services Arrangement.
- (4) For the purposes of this clause 7, all of the Non-Residential Multi-Premises in a Non-Residential Multi-Premises Joint Water Supply Services Arrangement are to be treated together as a single Non-Residential Multi-Premises served by the Common Meter or Common Meters that serve the Non-Residential Multi-Premises Joint Water Supply Services Arrangement.

8 Base water supply service charge

The base water supply service charge for a Meter is the base water supply service charge in Table 2.1 for the applicable Meter size and applicable Period.

Table 2.1 Base water supply service charges^a (\$/year)

Meter size	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
20mm	117.94	101.55 x CPI ₁	96.09 x CPI ₂	96.09 x CPI ₃	96.09 x CPI ₄
25mm	184.28	158.67 x CPI ₁	150.14 x CPI ₂	150.14 x CPI ₃	150.14 x CPI ₄
32mm	301.93	259.97 x CPI ₁	245.99 x CPI ₂	245.99 x CPI ₃	245.99 x CPI ₄
40mm	471.76	406.20 x CPI ₁	384.36 x CPI ₂	384.36 x CPI ₃	384.36 x CPI ₄
50mm	737.13	634.69 x CPI ₁	600.56 x CPI ₂	600.56 x CPI ₃	600.56 x CPI ₄
80mm	1,887.04	1,624.80 x CPI ₁	1,537.44 x CPI ₂	1,537.44 x CPI ₃	1,537.44 x CPI ₄
100mm	2,948.50	2,538.75 x CPI ₁	2,402.25 x CPI ₂	2,402.25 x CPI ₃	2,402.25 x CPI ₄
Other Meter sizes	$\frac{(\text{Meter size in mm})^2 \times \text{water supply service charge for a 20mm Meter for the applicable Period}}{400}$				

a. The charges in this table are annual charges and must therefore be pro-rated in accordance with clause 27(2) for any Period under this determination that is less than a full financial year.

9 WNSW Adjustment to the base water supply service charge

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

- (1) The WNSW Adjustment for a Meter in the Period from 1 October 2025 to 30 June 2026 is \$0.

[Note: The required adjustment for the Period from 1 October 2025 to 30 June 2026 is included in the base water supply service charge for that Period.]

- (2) The WNSW Adjustment for a Meter in a Period (other than the Period from 1 October 2025 to 30 June 2026) is the amount calculated using the formula in Box 2.3.

Box 2.3 WNSW Adjustment for a Meter in a Period

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

Where:

$WNSW_t$ means the WNSW Adjustment for a Meter in a Period; and
each other variable has the meaning specified in Table 2.2.

Table 2.2 WNSW Adjustment variables

Variable	When calculating $WNSW_t$ for the 2026- 27 Period	When calculating $WNSW_t$ for the 2027- 28 Period	When calculating $WNSW_t$ for the 2028- 29 Period	When calculating $WNSW_t$ for the 2029- 30 Period
C_{t-1}	The charges paid by Sydney Water to Water NSW for the Shoalhaven Transfer service provided in the immediately preceding Pass-Through Charging Period.			
CPI_{t-2}^*	CPI_0^*	CPI_1^*	CPI_2^*	CPI_3^*
WACC	1.052	1.052	1.052	1.052
CPI_{t-1}	CPI_1	CPI_2	CPI_3	CPI_4
M_t	2,354,565	2,387,907	2,419,490	2,448,957
Z	The actual or deemed size of the Meter (in millimetres).			

[Note: The $\left[\frac{C_{t-1}}{CPI_{t-2}^*} \right]$ component of the formula reflects the actual costs paid by Sydney Water to Water NSW for the Shoalhaven Transfer service in \$2025-26.

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

The CPI_{t-1} component of the formula escalates the WNSW Adjustment from \$2025-26 to nominal dollars using the applicable CPI Multiplier in clause 22(2).

The $\left(\frac{1}{M_t} \times \frac{Z^2}{400} \right)$ component of the formula converts the total WNSW Adjustment into a meter-based charge. The M_t variable represents the forecast number of 20mm equivalent water customers. Clause 7.2(1) deems certain Properties to have a single 20mm Meter.]

10 Water usage charge

10.1 Standard water usage charge

The water usage charge applicable to a Property in a Period is the amount calculated using the formula in Box 2.4.

Box 2.4 Standard water usage charge

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

Where:

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

VN_{FW} means the volume (in kilolitres) of Filtered Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 10.2(1);

UC_{FW} means the charge per kilolitre of Filtered Water in Table 2.3 for the Period;

VD_{FW} means the volume (in kilolitres) of Filtered Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 10.2(2);

UC_{Uplift} means the uplift to the Filtered Water and Unfiltered Water usage charges on Drought Response Days in Table 2.3 for the Period;

VN_{UW} means the volume (in kilolitres) of Unfiltered Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 10.2(7);

UC_{UW} means the charge per kilolitre of Unfiltered Water in Table 2.3 for the Period; and

VD_{UW} means the volume (in kilolitres) of Unfiltered Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 10.2(7).

10.2 Calculation of usage volumes

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

- (1) The volume (in kilolitres) of Filtered Water supplied to a Property in a Period on Non-Drought Response Days (VN_{FW}) is the sum of the volumes (in kilolitres) of Filtered Water supplied to that Property on each day of the Period that is a Non-Drought Response Day, calculated in accordance with clause 10.2(3).
- (2) The volume (in kilolitres) of Filtered Water supplied to a Property in a Period on Drought Response Days (VD_{FW}) is the sum of the volumes (in kilolitres) of Filtered Water supplied to that Property on each day of the Period that is a Drought Response Day, calculated in accordance with clause 10.2(3).

[Note: Where data showing the volume of Filtered Water supplied to a Property is not available on a daily basis in respect of a Meter Reading Period, clause 10.2(6) provides for a deemed amount of water to have been supplied on each day of the Meter Reading Period.]

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

- (3) Subject to clause 10.2(6), and for the purposes of clauses 10.2(1) and 10.2(2), the volume of Filtered Water supplied to a Property on a day is the amount calculated using the formula in Box 2.5.

Box 2.5 Volume of Filtered Water supplied to a Property on a particular date

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

Where:

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

IM_{FW} means:

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

CM_{FW} means:

1. in the case of a Property served by one or more Common Meters—the volume (in kilolitres) of Filtered Water deemed to have been supplied to the Property on that day under clause 10.2(4); and
2. in any other case—zero kilolitres; and

UM_{FW} means:

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

[Note: Under clause 27(4)(a), any part of the water usage charge based on volumes deemed to have been supplied during an Unmetered Period is to be treated as part of the water service charge for the purposes of the Sydney Water Act and Sydney Water's customer contract.]

- (4) Subject to clause 10.2(5), for each Common Meter that serves a Property, the Property is deemed to have been supplied the volume (in kilolitres) of Filtered Water reasonably determined by Sydney Water for that day.
- (5) The sum of the volumes determined by Sydney Water under clause 10.2(4) for the Properties served by a particular Common Meter must not exceed the total volume (in kilolitres) of Filtered Water supplied by Sydney Water to those Properties on that day as measured by the Common Meter.

Deemed volume where daily data is not available

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

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

[Note: Clause 27(3) provides for the pro-rating of a Meter Reading Period where it spans more than one Period.]

Total volume of Unfiltered Water over the Period

- (7) The volumes of Unfiltered Water supplied to a Property on Non-Drought Response Days (V_{NW}) and on Drought Response Days (V_{DW}) are the volumes that would be calculated under clauses 10.2(3) to 10.2(6) if those clauses were modified as follows:
- (a) each reference to 'Filtered Water' is changed to 'Unfiltered Water'; and
 - (b) for the purpose of the calculation in clause 10.2(6), for each day of any Unmetered Period, the volume of Unfiltered Water deemed to have been supplied to the Property is zero kilolitres.

Table 2.3 Water usage charges (\$ per kL)

	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
Filtered Water	3.17	3.28 x CPI ₁	3.38 x CPI ₂	3.48 x CPI ₃	3.58 x CPI ₄
Unfiltered Water	2.80	2.90 x CPI ₁	3.00 x CPI ₂	3.10 x CPI ₃	3.21 x CPI ₄
Uplift on Drought Response Days	0.41	0.41 x CPI ₁	0.41 x CPI ₂	0.41 x CPI ₃	0.41 x CPI ₄

Part 3 Wastewater Services

11 Maximum prices for Wastewater Services

- (1) The maximum price that Sydney Water may levy for supplying Wastewater Services to a Property (other than an Unconnected Property or Exempt Land) in a Period is the amount calculated using the formula in Box 3.1.

Box 3.1 Maximum price for Wastewater Services

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

Where:

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

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

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

- (2) The maximum price that Sydney Water may levy for supplying Wastewater Services to an Unconnected Property is \$0.
- (3) The maximum price that Sydney Water may levy for supplying Wastewater Services to Exempt Land in a Period is the wastewater usage charge applicable to the Property in the Period, calculated in accordance with clause 13.

12 Wastewater service charge

12.1 Standard adjusted wastewater service charge

- (1) Subject to clauses a, 12.3 and 12.4, the adjusted wastewater service charge (SC_{SS}) applicable to a Property in a Period is the sum of the adjusted wastewater service charges for each Meter (MSC_{SS}) that serves the Property in the Period, calculated in accordance with clause 12.1(2).

[Note: Clause 12.2(1) deems certain properties to have a single 20mm Meter and clause 12.3 apportions the wastewater service charge for a Common Meter between the Properties served by that Common Meter.]

- (2) Subject to clause 12.5, the adjusted wastewater service charge applicable to a particular Meter in a Period is the amount calculated using the formula in Box 3.2.

Box 3.2 Standard adjusted wastewater service charge

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

Where:

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

USC means the unadjusted wastewater service charge in Table 3.1 for the applicable Meter size in the Period; and

DF_S means:

1. in the case of a Property deemed to have a single 20mm Meter under clause 12.2(1)—75%; and
2. in any other case—the percentage of water supplied via that Meter that Sydney Water reasonably estimates is discharged into the Wastewater System.

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

Table 3.1 Unadjusted wastewater service charges^a (\$/year)

Meter size	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
20mm	634.53	676.71 x CPI ₁	742.86 x CPI ₂	813.54 x CPI ₃	889.07 x CPI ₄
25mm	991.45	1,057.36 x CPI ₁	1,160.72 x CPI ₂	1,271.16 x CPI ₃	1,389.17 x CPI ₄
32mm	1,624.40	1,732.38 x CPI ₁	1,901.72 x CPI ₂	2,082.66 x CPI ₃	2,276.02 x CPI ₄
40mm	2,538.12	2,706.84 x CPI ₁	2,971.44 x CPI ₂	3,254.16 x CPI ₃	3,556.28 x CPI ₄
50mm	3,965.81	4,229.44 x CPI ₁	4,642.88 x CPI ₂	5,084.63 x CPI ₃	5,556.69 x CPI ₄
80mm	10,152.48	10,827.36 x CPI ₁	11,885.76 x CPI ₂	13,016.64 x CPI ₃	14,225.12 x CPI ₄
100mm	15,863.25	16,917.75 x CPI ₁	18,571.50 x CPI ₂	20,338.50 x CPI ₃	22,226.75 x CPI ₄
Other Meter sizes	$\frac{(\text{Meter size in mm})^2 \times \text{wastewater service charge for a 20mm Meter for the applicable Period}}{400}$				

a. The charges in this table are annual charges and must therefore be pro-rated in accordance with clause 27(2) for any Period under this determination that is less than a full financial year.

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

- (1) For the purposes of clause 12.1(1), the following categories of Property are deemed to have a single 20mm Meter only:
 - (a) each Residential Property;
 - (b) each Non-Residential Property within a Mixed Multi-Premises;
 - (c) each child Property in a Joint Wastewater Services Arrangement;

- (d) each Small Boarding House; and
 - (e) each Unmetered Property.
- (2) Where all Properties served by a Common Meter are deemed to have a single 20mm Meter under clause 12.2(1), the wastewater service charge for that Common Meter is \$0.

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

- (1) This clause applies to a Property that:
- (a) is served by one or more Common Meters; and
 - (b) is not deemed to have a single 20mm Meter under clause 12.2(1).
- (2) The adjusted wastewater service charge applicable to a Property under this clause 12.3 for each Common Meter that serves the Property is a portion, as reasonably determined by Sydney Water, of the adjusted wastewater service charge calculated under clause 12.1(2) for that Meter in the applicable Period.
- (3) The portions referred to in clause 12.3(2) must be determined by Sydney Water such that the sum of the portions for the Properties served by a particular Common Meter equal the adjusted wastewater service charge for the Common Meter.

12.4 Treatment of Properties in joint services arrangements

- (1) This clause applies where the parent of a Joint Wastewater Services Arrangement is not deemed to have a single 20mm Meter under clause 12.2(1).

[Note: Each child Property in a Joint Wastewater Services Arrangement is deemed to have a single 20mm Meter under clause 12.2(1)(c).]

- (2) Where the parent of a Joint Wastewater Services Arrangement is a Non-Residential Property, the wastewater service charge applicable to that parent Property is the sum of the adjusted wastewater service charges calculated under clause 12.1(2) for each Meter that serves the Joint Wastewater Services Arrangement.
- (3) Where the parent of a Joint Wastewater Services Arrangement is a Non-Residential Multi-Premises, the wastewater service charge applicable to each Non-Residential Property in that parent Non-Residential Multi-Premises is the sum of the portions determined by Sydney Water under clause 12.3(2) for that Non-Residential Property for each Meter that serves the Joint Wastewater Services Arrangement.
- (4) For the purposes of this clause 12, all of the Non-Residential Multi-Premises in a Non-Residential Multi-Premises Joint Wastewater Services Arrangement are to be treated together as a single Non-Residential Multi-Premises served by the Common Meter or Common Meters that serve the Non-Residential Multi-Premises Joint Wastewater Services Arrangement.

12.5 There is a minimum adjusted wastewater service charge for some Meters that serve Non-Residential Properties and Non-Residential Multi-Premises

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

- (b) any Common Meter that serves a Non-Residential Multi-Premises.
- (2) The adjusted wastewater service charge for a Meter to which this clause 12.5 applies is the greater of:
- (a) the adjusted wastewater service charge under clause 12.1(1) for a Property deemed to have a single 20mm Meter under clause 12.2(1); and
- [Note: The adjusted wastewater service charge for such a Property is the unadjusted service charge for a 20mm Meter multiplied by a discharge factor of 75%.]
- (b) the adjusted wastewater service charge for that Meter that would apply but for this clause 12.5.

[Note: The adjusted wastewater service charge for a Common Meter is to be apportioned between the Properties served by the Common Meter under clause 12.3.]

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 3.3.

Box 3.3 Standard wastewater usage charge

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

Where:

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

V_s means the volume (in kilolitres) of sewage deemed to have been discharged from the Property into the Wastewater System in the Period, calculated in accordance with clause 13.2; and

UC_s means the charge per kilolitre of sewage discharged into the Wastewater System in Table 3.2 for the Period.

[Note: Under clause 27(4)(b), the wastewater usage charge for any Property deemed to have a single 20mm Meter under clause 12.2(1) is to be treated as part of the wastewater service charge.]

Table 3.2 Wastewater usage charges (\$ per kL)

	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
Wastewater usage charge	1.44	1.44 x CPI ₁	1.44 x CPI ₂	1.44 x CPI ₃	1.44 x CPI ₄

13.2 Calculation of discharge volumes

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

- (1) In the case of the following categories of Properties—150 kilolitres:
 - (a) each Residential Property;
 - (b) each Non-Residential Property within a Mixed Multi-Premises;
 - (c) each child Property in a Joint Wastewater Services Arrangement;
 - (d) each Small Boarding House; and
 - (e) each Unmetered Property.
- (2) In the case of a Non-Residential Property that is not within a Mixed Multi-Premises—the volume calculated using the formula in Box 3.4.

Box 3.4 Calculation of discharge volumes

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

Where:

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

VN_{FW} means the volume (in kilolitres) of Filtered Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 10.2(3);

VD_{FW} means the volume (in kilolitres) of Filtered Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 10.2(1);

VN_{UW} means the volume (in kilolitres) of Unfiltered Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 10.2(7);

VD_{UW} means the volume (in kilolitres) of Unfiltered Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 10.2(7); and

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

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

Part 4 Stormwater Drainage Services

14 Maximum prices for Stormwater Drainage Services

- (1) This Part determines the maximum price that Sydney Water may levy as stormwater drainage area charges for the purposes of section 65 of the Sydney Water Act.
- (2) Subject to clause 15, the maximum price that Sydney Water may levy for supplying Stormwater Drainage Services within a Stormwater Drainage Area is the stormwater drainage charge in Table 4.1 for the applicable Property category and Period (and Property Area, where specified).

15 Treatment of certain Property categories

For the purposes of Sydney Water levying the stormwater drainage charge under clause 14(2):

- (1) Vacant Land and Small Business Boarding Houses are to be treated as Residential Properties that are not within a Multi-Premises.
- (2) A Large Boarding House is to be treated as a Non-Residential Property.

Table 4.1 Stormwater drainage charges^a (\$/year)

Property category	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
Residential					
Residential Property not within a Multi-Premises (not assessed as Low Impact)	115.34	115.34 x CPI ₁	115.34 x CPI ₂	115.34 x CPI ₃	115.34 x CPI ₄
Residential Property within a Multi-Premises (not assessed as Low Impact)	36.87	36.87 x CPI ₁	36.87 x CPI ₂	36.87 x CPI ₃	36.87 x CPI ₄
Low Impact assessed Residential Property	36.87	36.87 x CPI ₁	36.87 x CPI ₂	36.87 x CPI ₃	36.87 x CPI ₄
Non-Residential					
Small Property Area (≤200m ²) not assessed as Low Impact and not within a Multi-Premises	36.87	36.87 x CPI ₁	36.87 x CPI ₂	36.87 x CPI ₃	36.87 x CPI ₄
Medium Property Area (>200m ² to 1,000m ²) not assessed as Low Impact and not within a Multi-Premises	115.34	115.34 x CPI ₁	115.34 x CPI ₂	115.34 x CPI ₃	115.34 x CPI ₄
Large Property Area (>1,000m ² to 10,000m ²) not assessed as Low Impact and not within a Multi-Premises	666.00	666.00 x CPI ₁	666.00 x CPI ₂	666.00 x CPI ₃	666.00 x CPI ₄

Property category	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
Very Large Property Area ($>10,000\text{m}^2$ to $45,000\text{m}^2$) not assessed as Low Impact and not within a Multi-Premises	2,955.70	$2,955.70 \times \text{CPI}_1$	$2,955.70 \times \text{CPI}_2$	$2,955.70 \times \text{CPI}_3$	$2,955.70 \times \text{CPI}_4$
Largest Property Area ($>45,000\text{m}^2$) not assessed as Low Impact and not within a Multi-Premises	7,387.36	$7,387.36 \times \text{CPI}_1$	$7,387.36 \times \text{CPI}_2$	$7,387.36 \times \text{CPI}_3$	$7,387.36 \times \text{CPI}_4$
Non-Residential Property within a Multi-Premises (irrespective of Property Area)	36.87	$36.87 \times \text{CPI}_1$	$36.87 \times \text{CPI}_2$	$36.87 \times \text{CPI}_3$	$36.87 \times \text{CPI}_4$
Low Impact assessed Non- Residential Property (irrespective of Property Area)	115.34	$115.34 \times \text{CPI}_1$	$115.34 \times \text{CPI}_2$	$115.34 \times \text{CPI}_3$	$115.34 \times \text{CPI}_4$

a. The charges in this table are annual charges and must therefore be pro-rated in accordance with clause 27(2) for any Period under this determination that is less than a full financial year.

Part 5 Trade Waste Services

16 Maximum prices for Industrial Customers

- (1) Subject to clause 16(2) and 16(3), the maximum price that Sydney Water may levy for supplying Trade Waste Services to an Industrial Customer in a Period is the amount calculated using the formula in Box 5.1.

Box 5.1 Industrial Customers

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

Where:

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

WA means the sum of the Wastesafe administration charges in Table 5.1 that is applied to each Grease Trap that the Industrial Customer has installed;

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

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

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

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

CS

1. means the sum of the applicable corrosive substance charges in Table 5.5 (where the acidity charge is multiplied by the nearest whole number of pH units by which the trade waste is less than pH7 and the temperature charge is multiplied by the nearest whole number of degrees Celsius (°C) by which the temperature of the wastewater is greater than 25°C); and
2. applies only if the Industrial Customer discharges trade waste into a corrosion impacted catchment (determined in accordance with the Trade Waste Policy).

- (2) Where an Industrial Customer discharges more than one type of pollutant, the maximum price is the sum of the applicable charges in Table 5.1, Table 5.2 and Table 5.5 plus the sum of the charges for each type of industrial pollutant, calculated by reference to Table 5.3.

- (3) Where an Industrial Customer discharges a pollutant which exceeds the acceptance standard for that pollutant (determined in accordance with the Trade Waste Policy), the charge in Table 5.3 is to be doubled and applied to the entire mass of the pollutant that is discharged in excess of the domestic equivalent for that pollutant (rather than only to the amount that is in excess of the acceptance standard for that pollutant).

17 Maximum prices for Commercial Customers

- (1) Subject to clause 17(2), the maximum price that Sydney Water may levy for supplying Trade Waste Services to a Commercial Customer in a Period is the amount calculated using the formula in Box 5.2.

Box 5.2 Commercial Customers

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

Where:

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

WA means the sum of the Wastesafe administration charges in Table 5.1 that apply to each Grease Trap that the Commercial Customer has installed;

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

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

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

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

- (2) If a Commercial Customer is required to have a Grease Trap but:
- (a) fails to install it;
 - (b) fails to maintain it in accordance with the Trade Waste Policy; or
 - (c) it is undersized,
- the only applicable pollutant charge is the charge in Table 5.4 for "low and high strength BOD food if pre-treatment is not installed, is undersized, or is not maintained in accordance with requirements".

Table 5.1 Industrial agreement, commercial agreement and Wastesafe charges^a (\$/year)

	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
Industrial agreements					
Risk Index 1	20,042.43	20,042.43 x CPI ₁	20,042.43 x CPI ₂	20,042.43 x CPI ₃	20,042.43 x CPI ₄
Risk Index 2	19,357.48	19,357.48 x CPI ₁	19,357.48 x CPI ₂	19,357.48 x CPI ₃	19,357.48 x CPI ₄
Risk Index 3	17,466.09	17,466.09 x CPI ₁	17,466.09 x CPI ₂	17,466.09 x CPI ₃	17,466.09 x CPI ₄
Risk Index 4	8,856.27	8,856.27 x CPI ₁	8,856.27 x CPI ₂	8,856.27 x CPI ₃	8,856.27 x CPI ₄
Risk Index 5	5,185.99	5,185.99 x CPI ₁	5,185.99 x CPI ₂	5,185.99 x CPI ₃	5,185.99 x CPI ₄
Risk Index 6	2,877.36	2,877.36 x CPI ₁	2,877.36 x CPI ₂	2,877.36 x CPI ₃	2,877.36 x CPI ₄
Risk Index 7	2,615.36	2,615.36 x CPI ₁	2,615.36 x CPI ₂	2,615.36 x CPI ₃	2,615.36 x CPI ₄
Commercial agreements					
First process	121.63	121.63 x CPI ₁	121.63 x CPI ₂	121.63 x CPI ₃	121.63 x CPI ₄
Each additional process	38.52	38.52 x CPI ₁	38.52 x CPI ₂	38.52 x CPI ₃	38.52 x CPI ₄
Wastesafe charges					
Administration charge (per Grease Trap)	28.99	28.99 x CPI ₁	28.99 x CPI ₂	28.99 x CPI ₃	28.99 x CPI ₄

a. The charges in this table are annual charges and must therefore be pro-rated in accordance with clause 27(2) for any Period under this determination that is less than a full financial year.

Table 5.2 Trade waste ancillary charges (\$)

	Unit	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
Additional inspection	\$/each	254.51	254.51 x CPI ₁	254.51 x CPI ₂	254.51 x CPI ₃	254.51 x CPI ₄
Industrial trade waste application – standard	\$/each	1,107.74	1,107.74 x CPI ₁	1,107.74 x CPI ₂	1,107.74 x CPI ₃	1,107.74 x CPI ₄
Industrial trade waste application – non-standard	\$/hr	145.44	145.44 x CPI ₁	145.44 x CPI ₂	145.44 x CPI ₃	145.44 x CPI ₄
Industrial trade waste application – variation	\$/variation	812.02	812.02 x CPI ₁	812.02 x CPI ₂	812.02 x CPI ₃	812.02 x CPI ₄

	Unit	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
Commercial trade waste agreement application charge - low complexity	\$/application	555.08	555.08 x CPI ₁	555.08 x CPI ₂	555.08 x CPI ₃	555.08 x CPI ₄
Commercial trade waste agreement application charge - medium complexity	\$/application	615.68	615.68 x CPI ₁	615.68 x CPI ₂	615.68 x CPI ₃	615.68 x CPI ₄
Commercial trade waste agreement application charge - high complexity	\$/application	809.60	809.60 x CPI ₁	809.60 x CPI ₂	809.60 x CPI ₃	809.60 x CPI ₄
Commercial trade waste permit variation fee	\$/variation	324.81	324.81 x CPI ₁	324.81 x CPI ₂	324.81 x CPI ₃	324.81 x CPI ₄
Commercial trade waste discharge meter reading fee	\$/read	60.60	60.60 x CPI ₁	60.60 x CPI ₂	60.60 x CPI ₃	60.60 x CPI ₄
Non-standard trade waste industrial variation	\$/hour	145.44	145.44 x CPI ₁	145.44 x CPI ₂	145.44 x CPI ₃	145.44 x CPI ₄
Administering non-compliance charge	\$/each	141.23	146.31 x CPI ₁	151.58 x CPI ₂	157.03 x CPI ₃	162.69 x CPI ₄

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

	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
Primary wastewater treatment plants					
BOD – treatment charge ^a	0.455	0.511 x CPI ₁	0.509 x CPI ₂	0.574 x CPI ₃	0.581 x CPI ₄
BOD – corrosion charge ^a	0.195	0.253 x CPI ₁	0.282 x CPI ₂	0.294 x CPI ₃	0.307 x CPI ₄
Suspended solids	0.563	0.621 x CPI ₁	0.621 x CPI ₂	0.688 x CPI ₃	0.694 x CPI ₄
Grease	0.531	0.591 x CPI ₁	0.589 x CPI ₂	0.656 x CPI ₃	0.663 x CPI ₄
Secondary and tertiary wastewater treatment plants					
BOD – treatment charge ^a	2.973	2.619 x CPI ₁	2.640 x CPI ₂	2.635 x CPI ₃	2.596 x CPI ₄

	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
BOD – corrosion charge ^a	0.195	0.253 x CPI ₁	0.282 x CPI ₂	0.294 x CPI ₃	0.307 x CPI ₄
Suspended solids	2.028	2.018 x CPI ₁	2.017 x CPI ₂	1.989 x CPI ₃	1.964 x CPI ₄
Grease	1.738	1.725 x CPI ₁	1.729 x CPI ₂	1.706 x CPI ₃	1.684 x CPI ₄
Nitrogen	2.707	2.696 x CPI ₁	2.694 x CPI ₂	2.653 x CPI ₃	2.617 x CPI ₄
Phosphorous	3.146	3.140 x CPI ₁	3.129 x CPI ₂	3.085 x CPI ₃	3.044 x CPI ₄

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

Table 5.4 Commercial pollutant charges (\$/kL)

	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
Low strength BOD food	2.670	2.715 x CPI ₁	2.773 x CPI ₂	2.904 x CPI ₃	2.919 x CPI ₄
High strength BOD food	3.766	3.752 x CPI ₁	3.827 x CPI ₂	3.970 x CPI ₃	3.979 x CPI ₄
Automotive	0.783	0.797 x CPI ₁	0.810 x CPI ₂	0.845 x CPI ₃	0.848 x CPI ₄
Laundry	0.613	0.650 x CPI ₁	0.665 x CPI ₂	0.708 x CPI ₃	0.715 x CPI ₄
Lithographic	0.475	0.477 x CPI ₁	0.488 x CPI ₂	0.509 x CPI ₃	0.511 x CPI ₄
Photographic	Nil	Nil	Nil	Nil	Nil
Equipment hire wash	4.161	4.181 x CPI ₁	4.263 x CPI ₂	4.439 x CPI ₃	4.453 x CPI ₄
Ship to shore	Nil	Nil	Nil	Nil	Nil
Miscellaneous	Nil	Nil	Nil	Nil	Nil
Other (default)	Nil	Nil	Nil	Nil	Nil
Charge for low and high strength BOD food if pre-treatment is not installed, is undersized, or is not maintained in accordance with requirements	19.165	19.271 x CPI ₁	20.081 x CPI ₂	20.358 x CPI ₃	20.483 x CPI ₄

Table 5.5 Corrosive substance charges (\$/ML)

		1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
Acidity (pH) ^a	Per ML of wastewater with <pH7	93.633	93.633 x CPI ₁	93.633 x CPI ₂	93.633 x CPI ₃	93.633 x CPI ₄
Temperature ^b	Per ML of wastewater with temperature >25°C	10.365	10.365 x CPI ₁	10.365 x CPI ₂	10.365 x CPI ₃	10.365 x CPI ₄

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

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

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

Part 6 Miscellaneous Customer Services

18 Maximum prices for Miscellaneous Customer Services

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

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

Table 6.1 Maximum prices for Miscellaneous Customer Services (\$)

No	Miscellaneous Customer Service	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
Backflow Prevention Testing						
1	Backflow annual test	483.04	483.04 x CPI ₁	483.04 x CPI ₂	483.04 x CPI ₃	483.04 x CPI ₄
2	Backflow prevention device annual administration fee	43.08	42.11 x CPI ₁	41.16 x CPI ₂	40.23 x CPI ₃	39.34 x CPI ₄
3	Backflow annual test - no access charge	376.98	376.98 x CPI ₁	376.98 x CPI ₂	376.98 x CPI ₃	376.98 x CPI ₄
4	Backflow prevention device application and registration fee	Nil	Nil	Nil	Nil	Nil
Connection/disconnection charge						
5	Water reconnection	74.41	74.41 x CPI ₁	74.41 x CPI ₂	74.41 x CPI ₃	74.41 x CPI ₄
6	Water service connection approval application (25-65mm)	439.95	439.95 x CPI ₁	439.95 x CPI ₂	439.95 x CPI ₃	439.95 x CPI ₄
7	Water service connection approval application (80mm or greater)	439.95	439.95 x CPI ₁	439.95 x CPI ₂	439.95 x CPI ₃	439.95 x CPI ₄
8	Building plan approval application	23.20	23.20 x CPI ₁	23.20 x CPI ₂	23.20 x CPI ₃	23.20 x CPI ₄
9	Water pump application	182.25	182.25 x CPI ₁	182.25 x CPI ₂	182.25 x CPI ₃	182.25 x CPI ₄
10	Water and sewer extension application	695.30	695.30 x CPI ₁	695.30 x CPI ₂	695.30 x CPI ₃	695.30 x CPI ₄
11	Water service disconnection application	Nil	Nil	Nil	Nil	Nil
12	Water service connection installation application	Nil	Nil	Nil	Nil	Nil
13	Water main fitting adjustment application	Nil	Nil	Nil	Nil	Nil
14	Extended private service application	Nil	Nil	Nil	Nil	Nil
15	Wastewater connection installation application	Nil	Nil	Nil	Nil	Nil
16	Wastewater ventshaft relocation application	Nil	Nil	Nil	Nil	Nil
17	Disuse of wastewater pipe or structure	Nil	Nil	Nil	Nil	Nil
18	Stormwater connection approval application	Nil	Nil	Nil	Nil	Nil
19	Integrated service connection application	Nil	Nil	Nil	Nil	Nil

No	Miscellaneous Customer Service	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
Conveyancing						
20	Conveyancing certificate electronic	9.42	9.42 x CPI ₁	9.42 x CPI ₂	9.42 x CPI ₃	9.42 x CPI ₄
21	Property wastewater diagram					
	a) Over the counter	Nil	Nil	Nil	Nil	Nil
	b) Electronic	18.01	18.01 x CPI ₁	18.01 x CPI ₂	18.01 x CPI ₃	18.01 x CPI ₄
	c) Online	32.34	32.34 x CPI ₁	32.34 x CPI ₂	32.34 x CPI ₃	32.34 x CPI ₄
22	Service location diagram					
	a) Over the counter	Nil	Nil	Nil	Nil	Nil
	b) Electronic	10.25	10.25 x CPI ₁	10.25 x CPI ₂	10.25 x CPI ₃	10.25 x CPI ₄
	c) Online	21.79	21.79 x CPI ₁	21.79 x CPI ₂	21.79 x CPI ₃	21.79 x CPI ₄
23	Building over/Adjacent to asset advice	61.92	61.92 x CPI ₁	61.92 x CPI ₂	61.92 x CPI ₃	61.92 x CPI ₄
24	Request for asset construction details	67.86	67.86 x CPI ₁	67.86 x CPI ₂	67.86 x CPI ₃	67.86 x CPI ₄
25	Supply system diagram	195.45	195.45 x CPI ₁	195.45 x CPI ₂	195.45 x CPI ₃	195.45 x CPI ₄
26	Asset adjustment application	358.46	358.46 x CPI ₁	358.46 x CPI ₂	358.46 x CPI ₃	358.46 x CPI ₄
27	Development requirements application					
	a) Development requirements – complying development	262.92	262.92 x CPI ₁	262.92 x CPI ₂	262.92 x CPI ₃	262.92 x CPI ₄
	b) Development requirements – other	695.30	695.30 x CPI ₁	695.30 x CPI ₂	695.30 x CPI ₃	695.30 x CPI ₄
28	Application to assess a water main adjustment	Nil	Nil	Nil	Nil	Nil
29	Road closure application	Nil	Nil	Nil	Nil	Nil
Hire Services						
30	Sydney water hourly rate	198.09	198.09 x CPI ₁	198.09 x CPI ₂	198.09 x CPI ₃	198.09 x CPI ₄
Inspections						
31	Statement of available pressure and flow	182.25	182.25 x CPI ₁	182.25 x CPI ₂	182.25 x CPI ₃	182.25 x CPI ₄
32	Major works inspection fee	Nil	Nil	Nil	Nil	Nil
33	Application for inspection of stormwater connection	Nil	Nil	Nil	Nil	Nil

No	Miscellaneous Customer Service	1 October 2025 to 30 June 2026	1 July 2026 to 30 June 2027	1 July 2027 to 30 June 2028	1 July 2028 to 30 June 2029	1 July 2029 to 30 June 2030
Metering						
34	Special meter reading statement	49.08	49.08 x CPI ₁	49.08 x CPI ₂	49.08 x CPI ₃	49.08 x CPI ₄
35	Billing record search statement - up to and including 5 years	45.46	45.46 x CPI ₁	45.46 x CPI ₂	45.46 x CPI ₃	45.46 x CPI ₄
36	Workshop test of water Meter					
	a) 20mm, 25mm and 32mm Meters	238.30	238.30 x CPI ₁	238.30 x CPI ₂	238.30 x CPI ₃	238.30 x CPI ₄
	b) 40mm and 50mm light Meters	294.48	294.48 x CPI ₁	294.48 x CPI ₂	294.48 x CPI ₃	294.48 x CPI ₄
	c) 50mm heavy, 80mm, 100mm and 150mm Meters	328.33	328.33 x CPI ₁	328.33 x CPI ₂	328.33 x CPI ₃	328.33 x CPI ₄
	d) 200mm, 250mm and 300mm Meters	547.71	547.71 x CPI ₁	547.71 x CPI ₂	547.71 x CPI ₃	547.71 x CPI ₄
37	Monthly meter reading request by customer	15.83	15.83 x CPI ₁	15.83 x CPI ₂	15.83 x CPI ₃	15.83 x CPI ₄
38	Replacement of meter stolen/damaged by customer/customer's agent—replaced with smart Meter					
	a) 20mm Meter	405.25	405.25 x CPI ₁	405.25 x CPI ₂	405.25 x CPI ₃	405.25 x CPI ₄
	b) 25mm, 32mm and 40mm Meters	535.04	535.04 x CPI ₁	535.04 x CPI ₂	535.04 x CPI ₃	535.04 x CPI ₄
39	Remote Meter read (one off fee)					
	a) 20mm Meter	287.79	287.79 x CPI ₁	287.79 x CPI ₂	287.79 x CPI ₃	287.79 x CPI ₄
	b) 25mm Meter	304.16	304.16 x CPI ₁	304.16 x CPI ₂	304.16 x CPI ₃	304.16 x CPI ₄
	c) 32mm, 40mm, 50mm light Meters	333.82	333.82 x CPI ₁	333.82 x CPI ₂	333.82 x CPI ₃	333.82 x CPI ₄
	d) 50mm heavy, 80mm and 100mm Meters	585.63	585.63 x CPI ₁	585.63 x CPI ₂	585.63 x CPI ₃	585.63 x CPI ₄
40	Inaccessible meter fee (quarterly charge)	13.16	13.16 x CPI ₁	13.16 x CPI ₂	13.16 x CPI ₃	13.16 x CPI ₄
41	Smart meters for new connections - digital - 20mm	302.17	302.17 x CPI ₁	302.17 x CPI ₂	302.17 x CPI ₃	302.17 x CPI ₄
42	Workshop test of water Meter (digital Meter)					
	a) 20mm, 25mm and 32mm Meters	368.09	368.09 x CPI ₁	368.09 x CPI ₂	368.09 x CPI ₃	368.09 x CPI ₄
	b) 40mm Meter	424.26	424.26 x CPI ₁	424.26 x CPI ₂	424.26 x CPI ₃	424.26 x CPI ₄
43	Smart meter - opt out, requires manual meter read	9.41	9.41 x CPI ₁	9.41 x CPI ₂	9.41 x CPI ₃	9.41 x CPI ₄
44	Smart meter - pulse splitter/ double adapter installation	612.74	612.74 x CPI ₁	612.74 x CPI ₂	612.74 x CPI ₃	612.74 x CPI ₄
45	Interim Operating Procedure (IOP) charge	23.64	23.64 x CPI ₁	23.64 x CPI ₂	23.64 x CPI ₃	23.64 x CPI ₄

Part 7 Statement of reasons for setting methodologies

19 Legislative framework

- (1) Under section 13A(2) 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.
- (2) 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.

20 Statement of reasons

20.1 Methodology for Water Supply Services

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

20.2 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 sewage discharged from a Property. It is impractical to make a determination directly fixing a maximum price.

20.3 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.

Part 8 Definitions and interpretation

21 Interpretation

21.1 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, paragraph or table is a reference to a part of, clause of, paragraph in, or table 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) a reference to a law or statute includes regulations, ordinances, by-laws, rules, codes and other instruments (including licences) under it and consolidations, amendments, re-enactments or replacements of them or of the law or statute itself;
- (5) a reference to a month is to a calendar month;
- (6) 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;
- (7) a reference to a body, whether statutory or not:
 - (a) which ceases to exist; or
 - (b) 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
- (8) 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.

21.2 Explanatory notes

Explanatory notes and examples do not form part of this determination, but in the case of uncertainty may be relied on for interpretation purposes.

22 Consumer Price Index

- (1) CPI means
 - (a) the consumer price index All Groups index number for the weighted average of eight capital cities, published by the Australian Bureau of Statistics; or

- (b) if the Australian Bureau of Statistics does not or ceases to publish the index, then CPI will mean an index determined by IPART.
- (2) CPI Multipliers are calculated using the applicable formula in Box 8.1.

Box 8.1 Calculation of CPI Multipliers

$$CPI_1 = \frac{CPI_{March2026}}{CPI_{March2025}}$$

$$CPI_2 = \frac{CPI_{March2027}}{CPI_{March2025}}$$

$$CPI_3 = \frac{CPI_{March2028}}{CPI_{March2025}}$$

$$CPI_4 = \frac{CPI_{March2029}}{CPI_{March2025}}$$

$$CPI_0^* = \frac{CPI_{December2024}}{CPI_{March2025}}$$

$$CPI_1^* = \frac{CPI_{December2025}}{CPI_{March2025}}$$

$$CPI_2^* = \frac{CPI_{December2026}}{CPI_{March2025}}$$

$$CPI_3^* = \frac{CPI_{December2027}}{CPI_{March2025}}$$

Where:

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

$CPI_{March2026}$ means CPI for the March quarter of 2026.

$CPI_{March2027}$ means CPI for the March quarter of 2027.

$CPI_{March2028}$ means CPI for the March quarter of 2028.

$CPI_{March2029}$ means CPI for the March quarter of 2029.

$CPI_{December2024}$ means CPI for the December quarter of 2024.

$CPI_{December2025}$ means CPI for the December quarter of 2025.

$CPI_{December2026}$ means CPI for the December quarter of 2026. and

$CPI_{December2027}$ means CPI for the December quarter of 2027.

23 Prices exclusive of GST

- (1) Maximum prices specified in this determination exclude 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.

24 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 24(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 22 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 24(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.

25 Meters that serve a Property

- (1) Where a Property is deemed to have a single 20mm Meter under clause 7.2(1) or clause 12.2(1), for the purposes of this determination, only that deemed Meter serves the Property.
- (2) Where a Non-Residential Property has one or more Individual Meters that are downstream of one or more Common Meters, for the purposes of this determination, the Property is served by those Individual Meters and not by the Common Meters.

[Example 1: A Mixed Multi-Premises, comprised of two Non-Residential Properties and ten Residential Properties, is connected to the Water Supply System at a single connection point. A 50mm Common Meter measures the volume of all water supplied to the Mixed Multi-Premises. One of the Non-Residential Properties has a 30mm Individual Meter that is downstream of the Common Meter. Under clause 25(2), that Non-Residential Property is served by that 30mm Individual Meter and not by the 50mm Common Meter. Under clause 25(1), each other Property in the Mixed Multi-Premises is served by its deemed single 20mm Meter, and not by the 50mm Common Meter.]

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

26 Billing cycle and Meter reading

For the avoidance of doubt, nothing in this determination affects when Sydney Water:

- (1) may issue a bill to a customer for prices or charges under this determination; or

- (2) must read a Meter.

27 Annual charges and pro-rating

- (1) The annual charges in this determination apply to each year (1 July to 30 June inclusive) or part of a year from the Commencement Date to 30 June 2030 or the date that this determination is replaced (including where the determination applies beyond 30 June 2030).
- (2) In respect of any Period after the Commencement Date that is less than a full year, the annual charges in this determination will be pro-rated for that Period, based on the proportion that the number of days in that Period bears to the number of days in the year.

[Example: If this determination commences on 1 October 2025, the annual charges in this determination will be pro-rated based on the number of days in the period from 1 October 2025 to 30 June 2026 as a proportion of the total number of days in the financial year from 1 July 2025 to 30 June 2026. The annual charges for the period from 1 July 2025 to 30 September 2025 will be determined under the 2020 Determination and pro-rated in accordance with that determination.]

- (3) Sydney Water must levy any charge applying in this determination on a pro-rata basis, where:
 - (a) a Meter Reading Period traverses more than one Period; or
 - (b) a billing period covers part of a Period.

[Note: Clause 27 requires Sydney Water to levy charges (including service charges) on a pro-rata basis, meaning that any annual charges must be pro-rated based on the number of days falling within the relevant billing period. Billing frequency is dealt with in the customer contract available on Sydney Water's website.]

[Example: If Sydney Water reads the Meter at a Residential Property on 1 June 2027 and then again on 30 August 2027, the Meter Reading Period is 90 days. The first 29 days (excluding 1 June 2027) are in the Period from 1 July 2026 to 30 June 2027. The last 61 days (including 30 August 2027) are in the Period from 1 July 2027 to 30 June 2028. If the Meter measured that 180 kilolitres of Filtered Water had been used in the Meter Reading Period, 58 kilolitres would be allocated to the Period commencing 1 July 2026 and the remaining 122 kilolitres would be allocated to the Period commencing on 1 July 2027.]

- (4) For the purposes of the Sydney Water Act and Sydney Water's customer contract, the following charges are to be treated as part of the service charge for the relevant Monopoly Service:
 - (a) any part of the water usage charge based on volumes deemed to have been supplied during an Unmetered Period under clause 10.2; and
 - (b) the wastewater usage charge for any Property (other than Exempt Land) deemed to have a single 20mm Meter under clause 12.2(1).

28 Definitions

In this determination:

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

2020 Determination means IPART's determination titled 'Sydney Water Corporation – Maximum prices for water, sewerage, stormwater drainage and other services from 1 July 2020' published in New South Wales, Government Gazette, No. 127 of 19 June 2020, p 2740.

2022 Greater Sydney Water Strategy means the document titled 'Greater Sydney Water Strategy – Water for a thriving, sustainable and resilient Sydney' published by the Department of Planning and Environment in August 2022, as updated from time to time.

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

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

BOD means Biochemical Oxygen Demand.

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

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

Commencement Date has the meaning given in clause 3(1).

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

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

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

CPI Multiplier has the meaning given to it in clause 22(2).

Daily Verified Storage Figure means:

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

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

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

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

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

Grease Trap means a plumbing device:

- (a) designed to intercept and capture fats, oils, grease and solids before they enter the Wastewater System, and
- (b) that is pumped out at a frequency determined by Sydney Water.

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

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

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

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

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

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

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

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

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

kL means kilolitre or one thousand litres.

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

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

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

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

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

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

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

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

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

Monopoly Services means the services referred to in clause 1(1).

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

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

Non-Drought Response Day means a day that is not a Drought Response Day.

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

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

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

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

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

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

Period means, as the case may be:

- (a) 1 October 2025 to 30 June 2026;
- (b) 1 July 2026 to 30 June 2027;
- (c) 1 July 2027 to 30 June 2028;
- (d) 1 July 2028 to 30 June 2029; and
- (e) 1 July 2029 to 30 June 2030.

Property includes:

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

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

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

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

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

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

Shoalhaven Transfer means the transfer by Water NSW of water from the Tallowa Dam on the Shoalhaven River to other water storages in New South Wales consistently with the 2022 Greater Sydney Water Strategy.

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

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

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

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

Subsequent Drought Level Day means a day:

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

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

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

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

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

- (a) Sydney Water's document titled 'Connecting to our systems';
- (b) Sydney Water's document titled 'Your responsibilities when connected to our services';
- (c) Sydney Water's document titled 'Industrial customers acceptance standards and charging rates';
- (d) Sydney Water's document titled 'Commercial customers trade wastewater fees and charges'; and
- (e) Sydney Water's document titled 'Pre-treatment equipment – Everything you ever wanted to know about grease traps'.

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

Trigger Day means:

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

Unconnected Property means:

- (a) in the context of Part 2, a Property that is not connected to the Water Supply System; and
- (b) in the context of Part 3, a Property that is not connected to the Wastewater System.

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

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

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

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

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

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

Wastewater System means the wastewater system of Sydney Water.

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

WNSW Adjustment means the adjustment to the base water supply service charge calculated under clause a.

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

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

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