

# **Prices for Sydney Water Corporation's water, sewerage, stormwater drainage and other services**

From 1 July 2012 to 30 June 2016

**Water — Determination**

June 2012



# **Prices for Sydney Water Corporation's water, sewerage, stormwater drainage and other services**

**Determination No. 1, 2012**



# Contents

<b>Preliminary</b>	<b>1</b>
1 Background	1
2 Application of this determination	1
3 Replacement of Determination No. 1, 2008	2
4 Monitoring	2
5 Approach to determining maximum prices	3
6 Pricing schedules	4
7 Definitions and interpretation	4
8 Simplified outline	4
<b>Schedule 1 Water supply services</b>	<b>7</b>
1 Application	7
2 Categories for pricing purposes	7
3 Maximum prices for water supply services to Metered Residential Properties and Metered Properties within Mixed Multi Premises	7
4 Maximum prices for water supply services to Metered Non Residential Properties	10
5 Maximum prices for water supply services to Boarding Houses serviced by a Meter	13
6 Maximum water usage charge	15
7 Maximum prices for water supply services to Unmetered Properties connected to the Water Supply System	15
8 Maximum prices for water supply services to Metered Standpipes	16
9 Maximum prices for water supply services to a Property not connected to the Water Supply System	17
10 Maximum prices for water supply services to Exempt Land	17
11 Adjustment for water service charges to reflect charges paid by Sydney Water to SDP under the SDP Determination	18
<b>Tables 1, 2, 3, 4, 5 and 6</b>	<b>22</b>
<b>Schedule 2 Sewerage services</b>	<b>25</b>
1 Application	25
2 Categories for pricing purposes	25
3 Maximum prices for sewerage services to Metered Residential Properties, Metered Properties within Mixed Multi Premises and Unmetered Properties	25
4 Maximum prices for sewerage services to Metered Non Residential Properties which are not within a Mixed Multi Premises	26
5 Maximum prices for sewerage services to Boarding Houses serviced by a Meter	31
6 Maximum prices for sewerage services to Properties not connected to the Sewerage System	33
7 Maximum prices for sewerage usage services to Exempt Land	33
<b>Tables 7, 8 and 9</b>	<b>35</b>

<b>Schedule 3 Stormwater drainage services</b>	<b>38</b>
1 Application	38
2 Categories for pricing purposes	38
3 Maximum prices for stormwater drainage services to Residential Multi Premises and Mixed Multi Premises	38
4 Maximum prices for stormwater drainage services to Residential Properties which are not within a Multi Premises, and Vacant Land	39
5 Maximum prices for stormwater drainage services to Non Residential Properties which are not within a Multi Premises	39
6 Maximum prices for stormwater drainage services to Non Residential Properties within a Non Residential Multi Premises	40
7 Maximum prices for stormwater drainage services to Boarding Houses	40
<b>Tables 10, 11, 12 and 13</b>	<b>42</b>
<b>Schedule 4 Recycled water services from the Rouse Hill Recycled Water Plant and stormwater drainage services in the Rouse Hill Area</b>	<b>44</b>
1 Categories for pricing purposes	44
2 Maximum prices for Recycled Water services to Properties supplied by the Rouse Hill Recycled Water Plant	44
3 Maximum prices for stormwater drainage services to Properties (other than New Properties) in the Rouse Hill Area	44
4 Maximum prices for stormwater drainage services to New Properties in the Rouse Hill Area	45
<b>Tables 14,15 and 16</b>	<b>46</b>
<b>Schedule 5 Trade waste services</b>	<b>48</b>
1 Application	48
2 Categories for pricing purposes	48
3 Maximum prices for trade waste services to Industrial Customers	48
4 Maximum prices for trade waste services to Commercial Customers	49
5 Variation of charges	50
<b>Table 17, 18, 19, 20, 21, 22 and 23</b>	<b>51</b>
<b>Schedule 6 Ancillary and miscellaneous customer services</b>	<b>56</b>
1 Application	56
2 Maximum prices for ancillary and miscellaneous customer services	56
<b>Table 24</b>	<b>57</b>
<b>Schedule 7 Minor Service Extensions</b>	<b>63</b>
1 Application	63
2 Prices for minor service extensions	63
3 Methodology for calculating the maximum price	63
4 Worked example	65
<b>Schedule 8 Definitions and interpretation</b>	<b>67</b>

1	Definitions	67
2	Interpretation	74
	<b>Schedule 9 Statement of reasons why IPART has chosen to set a methodology for fixing a maximum price</b>	<b>76</b>
	<b>Attachment A Rouse Hill Area</b>	<b>77</b>





# Preliminary

## 1 Background

- 1.1** Section 11 of the *Independent Pricing and Regulatory Tribunal Act 1992* (**IPART Act**) provides IPART with a standing reference to conduct investigations and make reports to the Minister on the determination of the pricing for a government monopoly service supplied by a government agency specified in Schedule 1 of the IPART Act.
- 1.2** Sydney Water Corporation (**Sydney Water**) is listed as a government agency in Schedule 1 of the IPART Act.
- 1.3** The services which, if supplied by Sydney Water, are declared as government monopoly services under the *Independent Pricing and Regulatory Tribunal (Water, Sewerage and Drainage Services) Order 1997* (**Order**) are:
- (a) water supply services;
  - (b) sewerage services;
  - (c) stormwater drainage services;
  - (d) trade waste services;
  - (e) services supplied in connection with the provision or upgrading of water supply and sewerage facilities for new developments and, if required, drainage facilities for such developments;
  - (f) ancillary and miscellaneous customer services for which no alternative supply exists and which relate to the supply of services of a kind referred to in paragraphs (a)-(e); and
  - (g) other water supply, sewerage and drainage services for which no alternative supply exists,
- (together, the **Monopoly Services**).

## 2 Application of this determination

- 2.1** Under section 11 of the IPART Act, this determination fixes the maximum prices or sets a methodology for fixing the maximum prices that Sydney Water may charge for the various Monopoly Services that it supplies.

- 2.2** This determination commences on the later of:
- (a) 1 July 2012; and
  - (b) the date that it is published in the NSW Government Gazette, **(Commencement Date)**.
- 2.3** The maximum prices set out in, or calculated in accordance with, this determination apply from the Commencement Date to 30 June 2016. The maximum prices prevailing at 30 June 2016, as set out in, or calculated in accordance with, this determination, continue to apply beyond 30 June 2016 until this determination is replaced.
- 2.4** The maximum prices set out in, or calculated in accordance with, this determination do not apply to any Infrastructure Services provided by Sydney Water to an access seeker pursuant to an access agreement under section 39 or an access determination under section 40 of the *Water Industry Competition Act 2006*.
- 2.5** Under section 18(2) of the IPART Act, Sydney Water may not fix a price below that determined in, or calculated in accordance with, this determination without the approval of the Treasurer.

### **3 Replacement of Determination No. 1, 2008**

- 3.1** In July 2008, IPART issued Determination No. 1, 2008 which determined the maximum price for the Monopoly Services for the period from 1 July 2008 to 30 June 2012. Determination No. 1, 2008 was conducted pursuant to a referral from the Minister under section 12 of the IPART Act.
- 3.2** Subject to clause 2.4(b) of schedule 8, this determination replaces Determination No. 1, 2008 from the Commencement Date. The replacement does not affect anything done or omitted to be done, or rights or obligations accrued, under Determination No. 1, 2008 prior to its replacement.

### **4 Monitoring**

IPART may monitor the performance of Sydney Water for the purposes of:

- (a) establishing and reporting on the level of compliance by Sydney Water with this determination; and
- (b) preparing a periodic review of pricing policies in respect of the Monopoly Services supplied by Sydney Water.

## 5 Approach to determining maximum prices

- 5.1** On 23 August 2007, IPART received a letter from the then Minister for Water Utilities directing IPART under section 16A of the IPART Act to include, when determining prices, an amount representing the efficient cost of complying with the direction to Sydney Water to construct, operate and undertake the Western Sydney Recycled Water Initiative Replacement Flows Project, consisting of:
- (a) an Advanced Water Treatment Plant with interconnecting systems from Penrith, St Marys and Quakers Hill Sewage Treatment Plants;
  - (b) associated infrastructure and a pipeline from the treatment plant; and
  - (c) a pilot plant at St Mary's Sewage Treatment Plant and associated infrastructure.
- 5.2** On 20 March 2008, IPART received a letter from the then Minister for Water Utilities directing IPART under section 16A of the IPART Act to include, when determining prices, an amount representing the efficient cost of complying with the direction to Sydney Water to undertake the Rosehill (Camellia) Recycled Water Project, which includes:
- (a) entering into agreements for the supply of recycled water to foundation customers;
  - (b) purchasing recycled water from a private recycled water supplier for supply to customers; and
  - (c) arranging for the private recycled water supplier to finance, construct, operate and maintain recycled water infrastructure, initially capable of supplying around 4.3 billion litres of recycled water per year, and the necessary distribution pipelines.
- 5.3** In determining the pricing for Sydney Water's Monopoly Services, IPART has had regard to a broad range of matters, including:
- (a) the directions issued under section 16A of the IPART Act; and
  - (b) the criteria set out in section 15(1) of the IPART Act.
- 5.4** In accordance with section 13A of the IPART Act, IPART has established a methodology for fixing the maximum price for some of Sydney Water's Monopoly Services. Reasons for the use of a methodology, as required by the IPART Act, are set out in schedule 9.

## **6 Pricing schedules**

- 6.1** Schedule 1 and the tables in that schedule set out the methodology for fixing the maximum prices that Sydney Water may charge for water supply services.
- 6.2** Schedule 2 and the tables in that schedule set out the maximum prices that Sydney Water may charge for sewerage services.
- 6.3** Schedule 3 and the tables in that schedule set out the maximum prices that Sydney Water may charge for stormwater drainage services.
- 6.4** Schedule 4 and the tables in that schedule set out the maximum prices that Sydney Water may charge for recycled water services from the Rouse Hill Recycled Water Plant and stormwater drainage services in the Rouse Hill Area.
- 6.5** Schedule 5 and the tables in that schedule set out the maximum prices that Sydney Water may charge for trade waste services.
- 6.6** Schedule 6 and the table in that schedule set out the maximum prices that Sydney Water may charge for ancillary and miscellaneous customer services for which no alternative supply exists.
- 6.7** Schedule 7 sets out the methodology for fixing the maximum prices that Sydney Water may charge for Minor Service Extensions.

## **7 Definitions and interpretation**

Definitions and interpretation provisions used in this determination are set out in schedule 8.

## **8 Simplified outline**

- 8.1** The following is a simplified outline of the maximum prices for water supply services, sewerage services and stormwater drainage services (excluding Minor Service Extensions) set out in this determination.
- 8.2** The simplified outline has been included for guidance purposes only and does not form part of this determination.

**Water and sewerage charges:**

Property type	Water service charge	Water usage charge (Filtered Water)	Sewerage service charge	Sewerage usage charge
<i>Metered Residential and Mixed Multi Premises</i>				
House (including terrace) with an Individual Meter	Table 1*	Table 4	Table 7	N/A
Townhouse/Unit				
▼ Individual Meter	Table 1*	Table 4	Table 7	N/A
▼ Common Meter	Table 2*	Table 4#	Table 7	N/A
Flat~				
▼ Individual Meter	Table 1*	Table 4	Table 7	N/A
▼ Common Meter	Table 2*	Table 4#	Table 7	N/A
Company Title Dwelling				
▼ Individual Meter	Table 1*	Table 4	Table 7	N/A
▼ Common Meter	Table 2*	Table 4#	Table 7	N/A
Dual occupancy				
▼ Individual Meter	Table 1*	Table 4	Table 7	N/A
▼ Common Meter	Table 2*	Table 4#	Table 7	N/A
All other Residential dwellings				
▼ Individual Meter	Table 1*	Table 4	Table 7	N/A
▼ Common Meter	Table 2*	Table 4#	Table 7	N/A
Premises within a Mixed Multi Premises (ie mixture of Residential and Non Residential)				
▼ Individual Meter	Table 1*	Table 4	Table 7	N/A
▼ Common Meter	Table 2*	Table 4#	Table 7	N/A
<i>Metered Non Residential</i>				
20mm Meter (single Individual Meter)	Table 1*	Table 4	Table 7	Table 9
A single Individual Meter of 25mm or greater or multiple Individual Meters (of any size)	Table 3*	Table 4	<b>From 1/7/12 to 30/6/13:</b> Table 8 x DF^ <b>From 1/7/13 to 30/6/16:</b> Greater of Table 8 x DF^ and Table 7	Table 9
20mm or above Meter (Common Meter or multiple Common Meters)	Table 3*#	Table 4#	<b>From 1/7/12 to 30/6/13:</b> Table 8 x DF^ <b>From 1/7/13</b>	Table 9#

Property type	Water service charge	Water usage charge (Filtered Water)	Sewerage service charge	Sewerage usage charge
			<b>to 30/6/16:</b> Greater of Table 8 x DF <sup>^</sup> and Table 7#	
Exempt Land	N/A	Table 4	N/A	Table 9
<i>Boarding Houses</i>				
10 rooms or fewer	Table 1*	Table 4	Table 7	N/A
More than 10 rooms	Table 3*	Table 4	<b>From 1/7/12 to 30/6/13:</b> Table 8 x DF <sup>^</sup>  <b>From 1/7/13 to 30/6/16:</b> Greater of Table 8 x DF <sup>^</sup> and Table 7	Table 9
<i>Unmetered Properties</i>				
Unmetered Property (Residential or Non Residential)	Table 6*	N/A	Table 7	N/A

\* From 1 July 2013, the water service charge will be adjusted for costs Sydney Water pays to SDP for desalinated water when the desalination plant operates.

# Service charge divided by number of Properties in the Multi Premises / usage charges are generally billed to the body corporate of the Multi Premises.

<sup>^</sup> = Discharge Factor

~ Flats are generally served by a Common Meter. This table does not imply an obligation on Sydney Water to install Individual Meters for Properties currently served by a Common Meter.

**Stormwater drainage charges (only apply if Property is in a Stormwater Drainage Area):**

Property type	Stormwater drainage charge
<i>Residential Properties, and Properties within a Residential Multi Premises or Mixed Multi Premises</i>	
Standalone dwellings (eg house, terraces, townhouses) and vacant land	Table 11
Properties within a Residential Multi Premises or Mixed Multi Premises (eg flats, apartments and units)	Table 10
<i>Non Residential</i>	
Non Residential Properties not within a Multi Premises	Table 12 <sup>^</sup>
Non Residential Properties within a Non Residential Multi Premises	Table 13
<i>Boarding Houses</i>	
10 rooms or fewer	Table 11
More than 10 rooms	Table 12 <sup>^</sup>

<sup>^</sup> Charge depends on land size.

## Schedule 1 Water supply services

### 1 Application

This schedule sets out the methodology for fixing the maximum prices that Sydney Water may charge for services under paragraph (a) of the Order (water supply services), other than those set out in schedule 7 (Minor Service Extensions).

### 2 Categories for pricing purposes

Prices for water supply services have been determined for 6 categories:

- (a) Metered Residential Properties and Metered Non Residential Properties;
- (b) Boarding Houses serviced by a Meter;
- (c) Unmetered Properties;
- (d) Metered Standpipes;
- (e) Properties not connected to the Water Supply System; and
- (f) Exempt Land.

### 3 Maximum prices for water supply services to Metered Residential Properties and Metered Properties within Mixed Multi Premises

#### 3.1 Maximum prices for Metered Residential Properties and Metered Properties within Mixed Multi Premises

- (a) The maximum price that Sydney Water may levy for the provision of water supply services to a Metered Residential Property or a Metered Property within a Mixed Multi Premises is the sum of:
  - (1) the water service charge levied in accordance with this clause 3; and
  - (2) the water usage charge levied in accordance with clause 6 of this schedule 1.
- (b) For the avoidance of doubt, each of a Strata Title Lot, a Company Title Dwelling or a Community Development Lot (as the case may be) with an Individual Meter within a Multi Premises is deemed to be a single Metered Property for the purposes of levying water charges under this schedule and clause 3.2 (and not clause 3.3) of this schedule 1 is to apply

to that Strata Title Lot, Company Title Dwelling or Community Development Lot (as the case may be).

### 3.2 Residential Properties (including Properties within a Residential Multi Premises), and Properties within a Mixed Multi Premises, with an Individual Meter

The maximum water service charge that Sydney Water may levy for a Billing Cycle for the provision of water to a Residential Property (including a Property within a Residential Multi Premises), or a Property within a Mixed Multi Premises, where that Property:

- (a) is connected to the Water Supply System; and
- (b) has an Individual Meter,

is:

- (1) For the Period from the Commencement Date to 30 June 2013:

$$\frac{SC}{q}$$

Where:

SC = the water service charge in Table 1 corresponding to the applicable Period in that table; and

q = the number of Quarters in that Period.

- (2) For each Period within the period from 1 July 2013 to 30 June 2016:

$$\frac{SC}{q} + \frac{\Delta P_{SDPA}^{t/t+1}}{q}$$

Where:

SC = the water service charge in Table 1 corresponding to the applicable Period in that table;

q = the number of Quarters in that Period; and

$\Delta P_{SDPA}^{t/t+1}$  = the adjustment to the water service charge to reflect charges paid by Sydney Water to SDP under the SDP Determination (calculated in accordance with clause 11.1 of this schedule 1).



### 3.3 Properties within a Residential Multi Premises, and Properties within a Mixed Multi Premises, with a Common Meter

- (a) The maximum water service charge that Sydney Water may levy for a Billing Cycle for the provision of water to a Property within a Residential Multi Premises or a Mixed Multi Premises where that Multi Premises:

- (1) is connected to the Water Supply System; and
- (2) has a Common Meter,

is:

- (A) For the Period from the Commencement Date to 30 June 2013:

$$\frac{SC}{q}$$

Where:

SC = the water service charge in Table 2 corresponding to the applicable Period in that table; and

q = the number of Quarters in that Period.

- (B) For each Period within the period from 1 July 2013 to 30 June 2016:

$$\frac{SC}{q} + \frac{\Delta P_{SDPA}^{t/t+1}}{q}$$

Where:

SC = the water service charge in Table 2 corresponding to the applicable Period in that table;

q = the number of Quarters in that Period; and

$\Delta P_{SDPA}^{t/t+1}$  = the adjustment to the water service charge to reflect charges paid by Sydney Water to SDP under the SDP Determination (calculated in accordance with clause 11.1 of this schedule 1).

- (b) The relevant water service charge is to be levied on each Property within that Multi Premises and on each Property within any other Residential Multi Premises or Mixed Multi Premises that is served by the Common Meter that serves the first-mentioned Multi Premises.

## 4 Maximum prices for water supply services to Metered Non Residential Properties

### 4.1 Maximum prices for Metered Non Residential Properties

- (a) The maximum price that Sydney Water may levy for the provision of water supply services to a Metered Non Residential Property (other than a Non Residential Property within a Mixed Multi Premises) is the sum of:
- (1) the water service charge levied in accordance with this clause 4; and
  - (2) the water usage charge levied in accordance with clause 6 of this schedule 1.
- (b) For the avoidance of doubt, each Non Residential Property with an Individual Meter within a Multi Premises is deemed to be a single Metered Property for the purposes of levying water charges under this schedule and clause 4.2 or 4.3 (and not clause 4.4) of this schedule is to apply to that Property.

### 4.2 Non Residential Property with a single Individual Meter of 20mm

- (a) The maximum water service charge that Sydney Water may levy for a Billing Cycle for the provision of water to a Metered Non Residential Property where that Property:
- (1) is connected to the Water Supply System; and
  - (2) has a single Individual Meter of 20mm,

is:

- (A) For the Period from the Commencement Date to 30 June 2013:

$$\frac{SC}{q}$$

Where:

SC = the water service charge in Table 1 corresponding to the applicable Period in that table; and

q = the number of Quarters in that Period.

- (B) For each Period within the period from 1 July 2013 to 30 June 2016:

$$\frac{SC}{q} + \frac{\Delta P_{SDPA}^{t/t+1}}{q}$$

Where:

SC = the water service charge in Table 1 corresponding to the applicable Period in that table;

q = the number of Quarters in that Period; and

$\Delta P_{SDPA}^{t/t+1}$  = the adjustment to the water service charge to reflect charges paid by Sydney Water to SDP under the SDP Determination (calculated in accordance with clause 11.1 of this schedule 1).

### 4.3 Non Residential Property with a single Individual Meter of 25mm or greater, or multiple Individual Meters

(a) The maximum water service charge that Sydney Water may levy for a Billing Cycle for the provision of water to a Metered Non Residential Property where that Property:

- (1) is connected to the Water Supply System; and
- (2) has a single Individual Meter of 25mm or greater, or multiple Individual Meters (of any size),

is:

(A) For the Period from the Commencement Date to 30 June 2013:

$$\frac{SC}{q}$$

Where:

SC = the water service charge in Table 3 for each Meter, corresponding to the applicable Meter size and Period in that table; and

q = the number of Quarters in that Period.

(B) For each Period within the period from 1 July 2013 to 30 June 2016:

$$\frac{SC}{q} + \frac{\Delta P_{SDPB}^{t/t+1}}{q}$$

Where:

SC = the water service charge in Table 3 for each Meter, corresponding to the applicable Meter size and Period in that table;

q = the number of Quarters in that Period; and

$\Delta P_{SDPB}^{t/t+1}$  = the adjustment to the water service charge to reflect charges paid by Sydney Water to SDP under the SDP Determination (calculated in accordance with clause 11.2 of this schedule 1).

#### 4.4 Non Residential Multi Premises with a Common Meter or multiple Common Meters

- (a) The maximum water service charge that Sydney Water may levy for a Billing Cycle for the provision of water to a Property within a Non Residential Multi Premises where that Multi Premises:
- (1) is connected to the Water Supply System; and
  - (2) has a Common Meter or multiple Common Meters,
- is:

- (A) For the Period from the Commencement Date to 30 June 2013:

$$\frac{SC}{q} \times \frac{1}{n}$$

Where:

SC = the water service charge in Table 3 for each Common Meter corresponding to the applicable Meter size and Period in that table;

q = the number of Quarters in that Period; and

n = the total number of Properties within that Multi Premises and any other Non Residential Multi Premises that is served by the same Common Meter or multiple Common Meters.

- (B) For each Period within the period from 1 July 2013 to 30 June 2016:

$$\left( \frac{SC}{q} \times \frac{1}{n} \right) + \left( \frac{\Delta P_{SDPB}^{t/t+1}}{q} \times \frac{1}{n} \right)$$

Where:

SC = the water service charge in Table 3 for each Common Meter corresponding to the applicable Meter size and Period in that table;

q = the number of Quarters in that Period;

**n** = the total number of Properties within that Multi Premises and any other Non Residential Multi Premises that is served by the same Common Meter or multiple Common Meters; and

$\Delta P_{SDPB}^{t/t+1}$  = the adjustment to the water service charge to reflect charges paid by Sydney Water to SDP under the SDP Determination (calculated in accordance with clause 11.2 of this schedule 1).

- (b) The relevant water service charge is to be levied on each Property within that Multi Premises and on each Property within any other Non Residential Multi Premises that is served by the Common Meter or multiple Common Meters that serve the first-mentioned Multi Premises.

## 5 Maximum prices for water supply services to Boarding Houses serviced by a Meter

### 5.1 Maximum prices for Boarding Houses with 10 Rooms or fewer

The maximum price that Sydney Water may levy for the provision of water supply services to a Boarding House that is serviced by a Meter and has 10 Rooms or fewer is the sum of:

- (a) the water service charge calculated as follows for a Billing Cycle:
- (1) For the Period from the Commencement Date to 30 June 2013:

$$\frac{SC}{q}$$

Where:

**SC** = the water service charge in Table 1 corresponding to the applicable Period in that table; and

**q** = the number of Quarters in that Period.

- (2) For each Period within the period from 1 July 2013 to 30 June 2016:

$$\frac{SC}{q} + \frac{\Delta P_{SDPA}^{t/t+1}}{q}$$

Where:

**SC** = the water service charge in Table 1 corresponding to the applicable Period in that table;

$q$  = the number of Quarters in that Period; and

$\Delta P_{SDPA}^{t/t+1}$  = the adjustment to the water service charge to reflect charges paid by Sydney Water to SDP under the SDP Determination (calculated in accordance with clause 11.1 of this schedule 1); and

- (b) the water usage charge levied in accordance with clause 6 of this schedule 1.

## 5.2 Maximum prices for Boarding Houses with more than 10 Rooms

The maximum price that Sydney Water may levy for the provision of water supply services to a Boarding House that is serviced by a Meter or multiple Meters and has more than 10 Rooms is the sum of:

- (a) the water service charge calculated as follows for a Billing Cycle:
- (1) For the Period from the Commencement Date to 30 June 2013:

$$\frac{SC}{q}$$

Where:

$SC$  = the water service charge in Table 3 for each Meter corresponding to the applicable Meter size and applicable Period in that table; and

$q$  = the number of Quarters in that Period.

- (2) For each Period within the period from 1 July 2013 to 30 June 2016:

$$\frac{SC}{q} + \frac{\Delta P_{SDPB}^{t/t+1}}{q}$$

Where:

$SC$  = the water service charge in Table 3 for each Meter corresponding to the applicable Meter size and applicable Period in that table; and

$q$  = the number of Quarters in that Period; and

$\Delta P_{SDPB}^{t/t+1}$  = the adjustment to the water service charge to reflect charges paid by Sydney Water to SDP under the SDP Determination (calculated in accordance with clause 11.2 of this schedule 1); and

- (b) the water usage charge levied in accordance with clause 6 of this schedule 1.

## 6 Maximum water usage charge

- (a) The maximum water usage charge that Sydney Water may levy for the provision of water to a Metered Property or a Metered Multi Premises is the sum of the following:
  - (1) the water usage charge in Table 4 for the applicable Period, multiplied by each kL of Filtered Water supplied during the relevant Meter Reading Period; and
  - (2) the water usage charge in Table 5 for the applicable Period, multiplied by each kL of Unfiltered Water supplied during the relevant Meter Reading Period.
- (b) The water usage charge for a Property with an Individual Meter is to be levied on the owner of that Property.
- (c) The water usage charge for a Property with a Common Meter is to be levied on:
  - (1) in the case of a Strata Title Building, the Owners Corporation of that Strata Title Building; or
  - (2) in the case of a Community Parcel, the owner of that Community Parcel; or
  - (3) in the case of a Company Title Building, the owner of that Company Title Building, or
  - (4) in the case of any other type of Multi Premises, the owner of that Multi Premises,
 and, in each case where the Common Meter that serves the first-mentioned Multi Premises also serves another Multi Premises, the water usage charge is also to be levied on each Property within that other Multi Premises in accordance with the above provisions.

## 7 Maximum prices for water supply services to Unmetered Properties connected to the Water Supply System

The maximum price that Sydney Water may levy for a Billing Cycle for the provision of water supply services to an Unmetered Property connected to the Water Supply System is the water service charge calculated as follows:

- (a) For the Period from the Commencement Date to 30 June 2013:

$$\frac{SC}{q}$$

Where:

SC = the water service charge in Table 6, corresponding to the applicable Period in that table; and

q = the number of Quarters in that Period.

- (b) For each Period within the period from 1 July 2013 to 30 June 2016:

$$\frac{SC}{q} + \frac{\Delta P_{SDPA}^{t/t+1}}{q}$$

Where:

SC = the water service charge in Table 6, corresponding to the applicable Period in that table;

q = the number of Quarters in that Period; and

$\Delta P_{SDPA}^{t/t+1}$  = the adjustment to the water service charge to reflect charges paid by Sydney Water to SDP under the SDP Determination (calculated in accordance with clause 11.1 of this schedule 1).

## 8 Maximum prices for water supply services to Metered Standpipes

### 8.1 Maximum prices for Metered Standpipes

The maximum price that Sydney Water may levy for the provision of water supply services to a Metered Standpipe is the sum of:

- (a) the water service charge levied in accordance with this clause 8; and
- (b) the water usage charge levied in accordance with clause 6 of this schedule 1 as if the Metered Standpipe is a Metered Property.

### 8.2 Metered Standpipe

The maximum water service charge that Sydney Water may levy for a Billing Cycle for the provision of water to a Metered Standpipe connected to the Water Supply System is:

- (a) For the Period from the Commencement Date to 30 June 2013:

$$\frac{SC}{q}$$

Where:



SC = the water service charge in Table 3, corresponding to the applicable Meter size and Period in that table; and

q = the number of Quarters in that Period.

- (b) For each Period within the period from 1 July 2013 to 30 June 2016:

$$\frac{SC}{q} + \frac{\Delta P_{SDPB}^{t/t+1}}{q}$$

Where:

SC = the water service charge in Table 3, corresponding to the applicable Meter size and Period in that table;

q = the number of Quarters in that Period; and

$\Delta P_{SDPB}^{t/t+1}$  = the adjustment to the water service charge to reflect charges paid by Sydney Water to SDP under the SDP Determination (calculated in accordance with clause 11.2 of this schedule 1).

## 9 Maximum prices for water supply services to a Property not connected to the Water Supply System

The maximum water service charge and water usage charge that Sydney Water may levy for a Property not connected to the Water Supply System is zero for the period from the Commencement Date until the date that this determination ceases to apply.

## 10 Maximum prices for water supply services to Exempt Land

The maximum price that Sydney Water may levy for the provision of water supply services to Exempt Land that is serviced by a Meter is the water usage charge<sup>1</sup> calculated as follows:

- (a) the water usage charge in Table 4 for the applicable Period, multiplied by each kL of Filtered Water supplied during the relevant Meter Reading Period; and
- (b) the water usage charge in Table 5 for the applicable Period, multiplied by each kL of Unfiltered Water supplied during the relevant Meter Reading Period.

<sup>1</sup> See section 9.10 of the Final Report.

## 11 Adjustment for water service charges to reflect charges paid by Sydney Water to SDP under the SDP Determination

### 11.1 Adjustment for (i) Residential Properties, (ii) Residential Multi Premises, (iii) Mixed Multi Premises, (iv) Non Residential Properties with a single Individual Meter of 20mm, (v) Boarding Houses with 10 Rooms or fewer; and (vi) Unmetered Properties

$\Delta P_{SDPA}^{t/t+1}$  = the corresponding formula for the relevant Period:

(1) For the Period 1 July 2013 to 30 June 2014:

$$\left( \frac{X^{2012/13} - \$192,959,137 - (\$69.42 \times Y^{2012/13})}{1,962,340} \right) \times 1.056 \times (1 + \Delta CPI_1)$$

Where:

$X^{2012/13}$  = the charges paid by Sydney Water to SDP under the SDP Determination for the year 1 July 2012 to 30 June 2013; and

$Y^{2012/13}$  = the number of ML of water SDP supplies to Sydney Water from the Sydney Desalination Plant for the year 1 July 2012 to 30 June 2013.

(2) For the Period 1 July 2014 to 30 June 2015:

$$\left( \frac{\frac{X^{2013/14}}{(1 + \Delta CPI_1)} - \$190,130,104 - (\$55.09 \times Y^{2013/14})}{1,992,731} \right) \times 1.056 \times (1 + \Delta CPI_2)$$

Where:

$X^{2013/14}$  = the charges paid by Sydney Water to SDP under the SDP Determination for the year 1 July 2013 to 30 June 2014; and

$Y^{2013/14}$  = the number of ML of water SDP supplies to Sydney Water from the Sydney Desalination Plant for the year 1 July 2013 to 30 June 2014.

(3) **For the Period 1 July 2015 to 30 June 2016:**

$$\left( \frac{\frac{X^{2014/15}}{(1 + \Delta CPI_2)} - \$187,898,712 - (\$56.91 \times Y^{2014/15})}{2,027,087} \right) \times 1.056 \times (1 + \Delta CPI_3)$$

Where:

$X^{2014/15}$  = the charges paid by Sydney Water to SDP under the SDP Determination for the year 1 July 2014 to 30 June 2015; and

$Y^{2014/15}$  = the number of ML of water SDP supplies to Sydney Water from the Sydney Desalination Plant for the year 1 July 2014 to 30 June 2015.

**11.2 Adjustment for (i) Non Residential Properties with an Individual Meter of 25mm or greater, or multiple Individual Meters (of any size) or; (ii) Non Residential Multi Premises with a Common Meter or multiple Common Meters; (iii) Boarding Houses with more than 10 Rooms; and (iv) Metered Standpipes**

$\Delta P_{SDPB}^{t/t+1}$  = the corresponding formula for the relevant Period:

(1) **For the Period 1 July 2013 to 30 June 2014:**

$$\left( \frac{X^{2012/13} - \$192,959,137 - (\$69.42 \times Y^{2012/13})}{1,962,340} \right) \times 1.056 \times 1.72 \times \left( \frac{Z^2}{625} \right) \times (1 + \Delta CPI_1)$$

Where:

$X^{2012/13}$  = the charges paid by Sydney Water to SDP under the SDP Determination for the year 1 July 2012 to 30 June 2013;

$Y^{2012/13}$  = the number of ML of water SDP supplies to Sydney Water from the Sydney Desalination Plant for the year 1 July 2012 to 30 June 2013; and

$Z$  = size of the Meter for the Property in millimetres.

**(2) For the Period 1 July 2014 to 30 June 2015:**

$$\left( \frac{\frac{X^{2013/14}}{(1 + \Delta CPI_1)} - \$190,130,104 - (\$55.09 \times Y^{2013/14})}{1,992,731} \right) \times 1.056 \times 1.83 \times \left( \frac{Z^2}{625} \right) \times (1 + \Delta CPI_2)$$

Where:

$X^{2013/14}$  = the charges paid by Sydney Water to SDP under the SDP Determination for the year 1 July 2013 to 30 June 2014;

$Y^{2013/14}$  = the number of ML of water SDP supplies to Sydney Water from the Sydney Desalination Plant for the year 1 July 2013 to 30 June 2014; and

$Z$  = size of the Meter for the Property in millimetres.

**(3) For the Period 1 July 2015 to 30 June 2016:**

$$\left( \frac{\frac{X^{2014/15}}{(1 + \Delta CPI_2)} - \$187,898,712 - (\$56.91 \times Y^{2014/15})}{2,027,087} \right) \times 1.056 \times 1.98 \times \left( \frac{Z^2}{625} \right) \times (1 + \Delta CPI_3)$$

Where:

$X^{2014/15}$  = the charges paid by Sydney Water to SDP under the SDP Determination for the year 1 July 2014 to 30 June 2015;

$Y^{2014/15}$  = the number of ML of water SDP supplies to Sydney Water from the Sydney Desalination Plant for the year 1 July 2014 to 30 June 2015; and

$Z$  = size of the Meter for the Property in millimetres.

**11.3 Worked example**

Assume for the purpose of this worked example only:

(a) Between 1 July 2012 and 30 June 2013, SDP:

(1) has levied charges totalling \$210,105,000 on Sydney Water under the SDP Determination; and

- (2) has supplied 1,000ML of water to Sydney Water from the Sydney Desalination Plant.
- (b) The water service charge (adjusted for CPI) for a Residential Property with an Individual Meter for the Period 1 July 2013 to 30 June 2014 is \$112.
- (c) The water service charge (adjusted for CPI) for a Non Residential Property with a 25mm Individual Meter for the Period 1 July 2013 to 30 June 2014 is \$126.
- (d) The CPI change from 1 March 2012 to 1 March 2013 is 2.5%.

On the basis of the above assumptions, the maximum water service charge that may be levied by Sydney Water for the Period 1 July 2013 to 30 June 2014 on the following customers is:

(a) **For a Residential Property with an Individual Meter:**

$$\$112 + \left( \left( \frac{\$210,105,000 - \$192,959,137 - (\$69.42 \times 1000)}{1,962,340} \right) \times 1.056 \times 1.025 \right)$$

$$= \$112 + \$9.42\sim$$

$$= \$121.42 \text{ for 1 July 2013 to 30 June 2014}\#$$

$$= \$30.36\sim \text{ per Quarter}\#$$

(b) **For a Non Residential Property with a single 25mm Individual Meter:**

$$\$126 + \left( \left( \frac{\$210,105,000 - \$192,959,137 - (\$69.42 \times 1000)}{1,962,340} \right) \times 1.056 \times 1.72 \times \frac{25^2}{625} \times 1.025 \right)$$

$$= \$126 + \$16.20\sim$$

$$= \$142.20 \text{ for 1 July 2013 to 30 June 2014} \#$$

$$= \$36.64 \text{ per Quarter}\#$$

[Note: ~ rounded to 2 decimal places].

[Note: # water usage charges will apply in addition to the water service charge].

## Tables 1, 2, 3, 4, 5 and 6

**Table 1 Water service charge for (i) Residential Properties (including Properties within a Residential Multi Premises), or Properties within a Mixed Multi Premises, with an Individual Meter; (ii) Non Residential Properties with a single Individual Meter of 20mm; and (iii) Boarding Houses with 10 Rooms or fewer**

Charge	Commencement Date to 30 June 2013	1 July 2013 to 30 June 2014	1 July 2014 to 30 June 2015	1 July 2015 to 30 June 2016
	(\$)	(\$)	(\$)	(\$)
Water service charge	135.12	$122.07 \times (1 + \Delta CPI_1)$	$109.21 \times (1 + \Delta CPI_2)$	$96.40 \times (1 + \Delta CPI_3)$

**Table 2 Water service charge for Properties within a Residential Multi Premises, or Mixed Multi Premises, with a Common Meter**

Charge	Commencement Date to 30 June 2013	1 July 2013 to 30 June 2014	1 July 2014 to 30 June 2015	1 July 2015 to 30 June 2016
	(\$)	(\$)	(\$)	(\$)
Water service charge	71.12	$79.55 \times (1 + \Delta CPI_1)$	$87.97 \times (1 + \Delta CPI_2)$	$96.40 \times (1 + \Delta CPI_3)$

**Table 3 Water service charge for (i) Non Residential Properties with an Individual Meter of 25mm or greater, or multiple Individual Meters (of any size); (ii) Non Residential Multi Premises with a Common Meter or multiple Common Meters; (iii) Boarding Houses with more than 10 Rooms; and (iv) Metered Standpipes**

Charge	Commencement Date to 30 June 2013 (\$)	1 July 2013 to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)
Size of Meter				
25mm	219.18	209.69 x (1+ ΔCPI <sub>1</sub> )	200.06 x (1+ ΔCPI <sub>2</sub> )	190.72 x (1+ ΔCPI <sub>3</sub> )
32mm	359.11	343.56 x (1+ ΔCPI <sub>1</sub> )	327.78 x (1+ ΔCPI <sub>2</sub> )	312.48 x (1+ ΔCPI <sub>3</sub> )
40mm	561.11	536.81 x (1+ ΔCPI <sub>1</sub> )	512.16 x (1+ ΔCPI <sub>2</sub> )	488.25 x (1+ ΔCPI <sub>3</sub> )
50mm	876.73	838.77 x (1+ ΔCPI <sub>1</sub> )	800.24 x (1+ ΔCPI <sub>2</sub> )	762.89 x (1+ ΔCPI <sub>3</sub> )
80mm	2,244.43	2,147.24 x (1+ ΔCPI <sub>1</sub> )	2,048.62 x (1+ ΔCPI <sub>2</sub> )	1,953.01 x (1+ ΔCPI <sub>3</sub> )
100mm	3,506.91	3,355.08 x (1+ ΔCPI <sub>1</sub> )	3,200.97 x (1+ ΔCPI <sub>2</sub> )	3,051.58 x (1+ ΔCPI <sub>3</sub> )
150mm	7,890.54	7,548.92 x (1+ ΔCPI <sub>1</sub> )	7,202.18 x (1+ ΔCPI <sub>2</sub> )	6,866.05 x (1+ ΔCPI <sub>3</sub> )
200mm	14,027.63	13,420.30 x (1+ ΔCPI <sub>1</sub> )	12,803.88 x (1+ ΔCPI <sub>2</sub> )	12,206.31 x (1+ ΔCPI <sub>3</sub> )
For Meter sizes not specified above (including 20mm Common Meter and multiple 20mm Individual Meters), the following formula applies	(Meter size) <sup>2</sup> x 25mm charge/625			

**Table 4 Water usage charge for Filtered Water to Metered Properties or Exempt Land**

Charge	Commencement Date to 30 June 2013 (\$/kL)	1 July 2013 to 30 June 2014 (\$/kL)	1 July 2014 to 30 June 2015 (\$/kL)	1 July 2015 to 30 June 2016 (\$/kL)
Filtered Water – water usage charge	2.13	2.13 x (1+ ΔCPI <sub>1</sub> )	2.13 x (1+ ΔCPI <sub>2</sub> )	2.13 x (1+ ΔCPI <sub>3</sub> )

**Table 5 Water usage charge for Unfiltered Water to Metered Properties or Exempt Land**

Charge	Commencement Date to 30 June 2013 (\$/kL)	1 July 2013 to 30 June 2014 (\$/kL)	1 July 2014 to 30 June 2015 (\$/kL)	1 July 2015 to 30 June 2016 (\$/kL)
Unfiltered Water – water usage charge	1.83	$1.83 \times (1 + \Delta CPI_1)$	$1.83 \times (1 + \Delta CPI_2)$	$1.83 \times (1 + \Delta CPI_3)$

**Table 6 Water service charge for Unmetered Properties**

Charge	Commencement Date to 30 June 2013 (\$)	1 July 2013 to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)
Water service charge	518.52	$505.47 \times (1 + \Delta CPI_1)$	$492.61 \times (1 + \Delta CPI_2)$	$479.80 \times (1 + \Delta CPI_3)$



## Schedule 2 Sewerage services

### 1 Application

This schedule sets out the maximum prices that Sydney Water may charge for services under paragraph (b) of the Order (sewerage services), other than those set out in schedule 7 (Minor Service Extensions).

### 2 Categories for pricing purposes

Prices for sewerage services have been determined for 5 categories:

- (a) Metered Residential Properties (including Metered Properties within a Residential Multi Premises), Metered Properties within Mixed Multi Premises, and Unmetered Properties, connected to the Sewerage System;
- (b) Metered Non Residential Properties connected to the Sewerage System;
- (c) Boarding Houses;
- (d) Properties not connected to the Sewerage System; and
- (e) Exempt Land.

### 3 Maximum prices for sewerage services to Metered Residential Properties, Metered Properties within Mixed Multi Premises and Unmetered Properties

- (a) This clause 3 applies to:
  - (1) all Metered Residential Properties (including Metered Properties within a Residential Multi Premises);
  - (2) all Metered Properties within a Mixed Multi Premises; and
  - (3) all Unmetered Properties.
- (b) The maximum price that Sydney Water may levy for a Billing Cycle for the provision of sewerage services to a Property of a kind listed in clause 3(a) above which is connected to the Sewerage System is:

$$\frac{SC}{q}$$

Where:

SC = the sewerage service charge in Table 7 corresponding to the applicable Period in that table; and

q = the number of Quarters in that Period.

- (c) The sewerage service charge is to be levied on:
- (1) in the case of a Property within a Strata Title Building, each Strata Title Lot;
  - (2) in the case of a Property within a Community Title Building, each Company Title Dwelling;
  - (3) in the case of a Property within a Community Development Parcel, each Community Development Lot; or
  - (4) in the case of any other type of Multi Premises, each Property within that Multi Premises.

## **4 Maximum prices for sewerage services to Metered Non Residential Properties which are not within a Mixed Multi Premises**

### **4.1 Maximum prices for Metered Non Residential Properties which are not within a Mixed Multi Premises**

- (a) The maximum price that Sydney Water may levy for the provision of sewerage services to a Metered Non Residential Property that is not within a Mixed Multi Premises is the sum of:
- (1) the sewerage service charge levied in accordance with clause 4.2, 4.3 or 4.4 of this schedule 2 (as applicable); and
  - (2) the sewerage usage charge levied in accordance with clause 4.5 or 4.6 of this schedule 2 (as applicable).
- (b) For the avoidance of doubt, each Property with an Individual Meter within a Multi Premises is deemed to be a single Property for the purposes of levying sewerage charges under this schedule and clause 4.2 or 4.3 (and not clause 4.4) of this schedule 2 is to apply to that Property.

#### 4.2 Metered Non Residential Property with a single Individual Meter of 20mm

The maximum sewerage service charge that Sydney Water may levy for a Billing Cycle for the provision of sewerage services to a Non Residential Property that is connected to the Sewerage System and has a single Individual Meter of 20mm is:

$$\frac{SC}{q}$$

Where:

SC = the sewerage service charge in Table 7 corresponding to the applicable Period in that table; and

q = the number of Quarters in that Period.

#### 4.3 Metered Non Residential Property with a single Individual Meter of 25mm or greater, or multiple Individual Meters (of any size)

The maximum sewerage service charge that Sydney Water may levy for a Billing Cycle for the provision of sewerage services to a Non Residential Property that is connected to the Sewerage System and has (i) a single Individual Meter of 25 mm or greater; or (ii) multiple Individual Meters (of any size), is:

(a) For the Period from the Commencement Date to 30 June 2013:

$$\frac{SC}{q} \times DF$$

Where:

SC = the sewerage service charge in Table 8 for each Meter corresponding to the applicable Period and Meter size in that table;

q = the number of Quarters in that Period; and

DF = the relevant Discharge Factor.

(b) For each Period within the period from 1 July 2013 to 30 June 2016: the higher of:

(1) the sewerage service charge calculated as follows:

$$\frac{SC}{q} \times DF$$

Where:

**SC** = the sewerage service charge in Table 8 for each Meter corresponding to the applicable Period and Meter size in that table;

**q** = the number of Quarters in that Period; and

**DF** = the relevant Discharge Factor; and

- (2) the sewerage service charge calculated as follows:

$$\frac{SC}{q}$$

Where:

**SC** = the sewerage service charge in Table 7 corresponding to the applicable Period in that table; and

**q** = the number of Quarters in that Period.

#### 4.4 Non Residential Multi Premises with a Common Meter or multiple Common Meters

- (a) The maximum sewerage service charge that Sydney Water may levy for a Billing Cycle for the provision of sewerage services to a Property within a Non Residential Multi Premises that is connected to the Sewerage System and has a Common Meter or multiple Common Meters, is:

- (1) For the Period from the Commencement Date to 30 June 2013:

$$\left( \frac{SC}{q} \times DF \right) \times \frac{1}{n}$$

Where:

**SC** = the sewerage service charge in Table 8 for each Meter corresponding to the applicable Period and Meter size in that table;

**q** = the number of Quarters in that Period;

**n** = the number of Properties within that Multi Premises and any other Non Residential Multi Premises that is served by the same Common Meter or multiple Common Meters; and

**DF** = the relevant Discharge Factor.

- (2) For each Period within the period from 1 July 2013 to 30 June 2016: the higher of:

- (A) the sewerage service charge calculated as follows:

$$\left( \frac{SC}{q} \times DF \right) \times \frac{1}{n}$$

Where:

**SC** = the sewerage service charge in Table 8 for each Meter corresponding to the applicable Period and Meter size in that table;

**q** = the number of Quarters in that Period;

**n** = the number of Properties within that Multi Premises and any other Non Residential Multi Premises that is served by the same Common Meter or multiple Common Meters; and

**DF** = the relevant Discharge Factor; and

(B) the sewerage service charge calculated as follows:

$$\frac{SC}{q} \times \frac{1}{n}$$

Where:

**SC** = the sewerage service charge in Table 7 corresponding to the applicable Period in that table;

**q** = the number of Quarters in that Period; and

**n** = the number of Properties within that Multi Premises and any other Non Residential Multi Premises that is served by the same Common Meter or multiple Common Meters.

- (b) The sewerage service charge is to be levied on each Property within that Multi Premises and on each Property within any other Non Residential Multi Premises that is served by the Common Meter or multiple Common Meters that serve the first-mentioned Multi Premises.

#### **4.5 Non Residential Property with one or more Individual Meters that is not within a Mixed Multi Premises**

The maximum sewerage usage charge that Sydney Water may levy for the provision of sewerage services to a Non Residential Property with one or more Individual Meters that is not within a Mixed Multi Premises is calculated as follows for a Meter Reading Period:

$$[(W \times DF) - DA] \times UC$$

Where:

**W** = the water used (in kL) by that Non Residential Property for the Meter Reading Period;

**DF** = the Discharge Factor for that Non Residential Property;

**DA** = the Discharge Allowance for the Meter Reading Period;

**UC** = the sewerage usage charge in Table 9 for the Meter Reading Period corresponding to the applicable Period in that table and the volume of sewage discharged; and

**volume of sewage discharged** = the resulting volume determined by multiplying **W** and **DF** in this clause 4.5.

#### 4.6 Non Residential Multi Premises with one or more Common Meters

- (a) The maximum sewerage usage charge that Sydney Water may levy for the provision of sewerage services to a Non Residential Multi Premises with one or more Common Meters is calculated as follows for a Meter Reading Period:

$$[(W \times DF) - DA] \times UC$$

Where:

**W** = the water used (in kL) by that Multi Premises for the Meter Reading Period;

**DF** = the Discharge Factor for that Multi Premises;

**DA** = the Discharge Allowance for the Meter Reading Period;

**UC** = the sewerage usage charge in Table 9 for the Meter Reading Period corresponding to the applicable Period in that table and the volume of sewage discharged; and

**volume of sewage discharged** = the resulting volume determined by multiplying **W** and **DF** in this clause 4.6(a).

- (b) The sewerage usage charge for a Non Residential Multi Premises with one or more Common Meters is to be levied on:
- (1) in the case of a Strata Title Building, the Owners Corporation of that Strata Title Building;
  - (2) in the case of any other type of Multi Premises, the owner of that Multi Premises,

and, in each case where the Common Meter that serves the first-mentioned Multi Premises also serves another Non Residential Multi Premises, the sewerage usage charge is also to be levied on the owner of

that other Non Residential Multi Premises in accordance with the above provisions.

## 5 Maximum prices for sewerage services to Boarding Houses serviced by a Meter

### 5.1 Maximum prices for Boarding Houses with 10 Rooms or fewer

The maximum price that Sydney Water may levy for the provision of sewerage services to a Boarding House that is serviced by a Meter and has 10 Rooms or fewer is the sewerage service charge calculated as follows for a Billing Cycle:

$$\frac{SC}{q}$$

Where:

SC = the sewerage service charge in Table 7 corresponding to the applicable Period in that table; and

q = the number of Quarters in that Period.

### 5.2 Maximum prices for Boarding Houses with more than 10 Rooms

The maximum price that Sydney Water may levy for the provision of sewerage services to a Boarding House that is serviced by a Meter or multiple Meters and has more than 10 Rooms is the sum of:

- (a) For the Period from the Commencement Date to 30 June 2013:
- (1) the sewerage service charge calculated as follows for a Billing Cycle:

$$\frac{SC}{q} \times DF$$

Where:

SC = the sewerage service charge in Table 8 for each Meter corresponding to the applicable Period and Meter size in that table;

q = the number of Quarters in that Period; and

DF = the relevant Discharge Factor; and

- (2) the sewerage usage charge calculated as follows for a Meter Reading Period:

$$[(W \times DF) - DA] \times UC$$

Where:

**W** = the water used (in kL) by that Boarding House for the Meter Reading Period;

**DF** = the Discharge Factor for that Boarding House;

**DA** = the Discharge Allowance for the Meter Reading Period;

**UC** = the sewerage usage charge in Table 9 for the Meter Reading Period corresponding to the applicable Period in that table and the volume of sewage discharged; and

**volume of sewage discharged** = the resulting volume determined by multiplying W and DF in this clause 5.2(a)(2).

(b) For each Period within the period from 1 July 2013 to 30 June 2016:

(1) the sewerage service charge equal to the higher of:

(A) the sewerage service charge calculated as follows for a Billing Cycle:

$$\frac{SC}{q} \times DF$$

Where:

**SC** = the sewerage service charge in Table 8 for each Meter corresponding to the applicable Period and Meter size in that table;

**q** = the number of Quarters in that Period; and

**DF** = the relevant Discharge Factor; and

(B) the sewerage service charge calculated as follows for the Billing Cycle:

$$\frac{SC}{q}$$

Where:

**SC** = the sewerage service charge in Table 7 corresponding to the applicable Period in that table; and

**q** = the number of Quarters in that Period; and

(2) the sewerage usage charge calculated as follows for a Meter Reading Period:

$$[(W \times DF) - DA] \times UC$$

Where:



**W** = the water used (in kL) by that Boarding House for the Meter Reading Period;

**DF** = the Discharge Factor for that Boarding House;

**DA** = the Discharge Allowance for the Meter Reading Period;

**UC** = the sewerage usage charge in Table 9 for the Meter Reading Period corresponding to the applicable Period in that table and the volume of sewage discharged; and

**volume of sewage discharged** = the resulting volume determined by multiplying W and DF in this clause 5.2(b)(2).

## 6 Maximum prices for sewerage services to Properties not connected to the Sewerage System

The maximum sewerage service charge and sewerage usage charge that Sydney Water may levy for a Property not connected to the Sewerage System is zero for the period from the Commencement Date until the date that this determination ceases to apply.

## 7 Maximum prices for sewerage usage services to Exempt Land

The maximum price that Sydney Water may levy for the provision of sewerage usage services to Exempt Land that is serviced by a Meter is the sewerage usage charge<sup>2</sup> calculated as follows for a Meter Reading Period:

$$[(W \times DF) - DA] \times UC$$

Where:

**W** = the water used (in kL) by that Exempt Land for the Meter Reading Period;

**DF** = the Discharge Factor for that Exempt Land;

**DA** = the Discharge Allowance for the Meter Reading Period;

**UC** = the sewerage usage charge in Table 9 for the Meter Reading Period corresponding to the applicable Period in that table and the volume of sewage discharged; and

<sup>2</sup> See section 9.10 of the Final Report.

**volume of sewage discharged** = the resulting volume determined by multiplying W and DF in this clause 7.

## Tables 7, 8 and 9

**Table 7 Sewerage service charge for (i) Metered Residential Properties (including Metered Residential Properties within a Residential Multi Premises); (ii) Metered Properties within a Mixed Multi Premises; (iii) Unmetered Properties; (iv) Non Residential Properties with a single Individual Meter of 20mm; and (v) Boarding Houses with 10 Rooms or fewer**

Charge	Commencement Date to 30 June 2013 (\$)	1 July 2013 to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)
Sewerage service charge	555.08	$560.61 \times (1 + \Delta CPI_1)$	$565.19 \times (1 + \Delta CPI_2)$	$569.82 \times (1 + \Delta CPI_3)$

**Table 8 Sewerage service charge for (i) Metered Non Residential Properties with an Individual Meter of 25mm or greater, or multiple Individual Meters (of any size); (ii) Non Residential Multi Premises with a Common Meter or multiple Common Meters; and (iii) Boarding Houses with more than 10 Rooms**

Charge	Commencement Date to 30 June 2013 (\$)	1 July 2013 to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)
Meter size				
25mm	989.52	1,143.08 x (1+ΔCPI <sub>1</sub> )	1,321.20 x (1+ΔCPI <sub>2</sub> )	1,524.02 x (1+ΔCPI <sub>3</sub> )
32mm	1,621.23	1,872.82 x (1+ΔCPI <sub>1</sub> )	2,164.65 x (1+ΔCPI <sub>2</sub> )	2,496.95 x (1+ΔCPI <sub>3</sub> )
40mm	2,533.18	2,926.28 x (1+ΔCPI <sub>1</sub> )	3,382.26 x (1+ΔCPI <sub>2</sub> )	3,901.49 x (1+ΔCPI <sub>3</sub> )
50mm	3,958.09	4,572.33 x (1+ΔCPI <sub>1</sub> )	5,284.78 x (1+ΔCPI <sub>2</sub> )	6,096.08 x (1+ΔCPI <sub>3</sub> )
80mm	10,132.72	11,705.15 x (1+ΔCPI <sub>1</sub> )	13,529.05 x (1+ΔCPI <sub>2</sub> )	15,605.96 x (1+ΔCPI <sub>3</sub> )
100mm	15,832.37	18,289.30 x (1+ΔCPI <sub>1</sub> )	21,139.14 x (1+ΔCPI <sub>2</sub> )	24,384.33 x (1+ΔCPI <sub>3</sub> )
150mm	35,622.83	41,150.93 x (1+ΔCPI <sub>1</sub> )	47,563.06 x (1+ΔCPI <sub>2</sub> )	54,864.73 x (1+ΔCPI <sub>3</sub> )
200mm	63,329.47	73,157.20 x (1+ΔCPI <sub>1</sub> )	84,556.56 x (1+ΔCPI <sub>2</sub> )	97,537.30 x (1+ΔCPI <sub>3</sub> )
For Meter sizes not specified above (including 20mm Common Meter and multiple 20mm Individual Meters), the following formula applies		(Meter size) <sup>2</sup> x 25mm charge/625		

**Note:** The prices in Table 8 assume the application of a Discharge Factor of 100%. The relevant Discharge Factor may vary from case to case, as determined by Sydney Water for the relevant Property or, in the case of a Multi-Premises with a Common Meter, for the relevant Multi-Premises. A pro rata adjustment shall be made where the DF percentage is less than or greater than 100%.

**Table 9 Sewerage usage charge for Metered Non Residential Properties, Boarding Houses with more than 10 Rooms and Exempt Land**

<b>Charge</b>	<b>Commencement Date to 30 June 2013 (\$/kL)</b>	<b>1 July 2013 to 30 June 2014 (\$/kL)</b>	<b>1 July 2014 to 30 June 2015 (\$/kL)</b>	<b>1 July 2015 to 30 June 2016 (\$/kL)</b>
Sewerage usage charge where volume of sewage discharged $\leq$ Discharge Allowance	0.00	0.00	0.00	0.00
Sewerage usage charge where volume of sewage discharged $>$ Discharge Allowance	1.40	1.30	1.20	1.10

**Note:** Please refer to clause 4.5, clause 4.6, clause 5.2 or clause 7 for the calculation of “**volume of sewage discharged**”.

## Schedule 3 Stormwater drainage services

### 1 Application

This schedule sets out the maximum prices that Sydney Water may charge for services under paragraph (c) of the Order (stormwater drainage services) that are provided to Properties within a Stormwater Drainage Area. These prices are stormwater drainage area charges for the purposes of section 65 of the *Sydney Water Act 1994*.

### 2 Categories for pricing purposes

Prices for stormwater drainage services have been determined for 5 categories:

- (a) Residential Multi Premises and Mixed Multi Premises;
- (b) Residential Properties which are not within a Multi Premises and Vacant Land;
- (c) Non Residential Properties which are not within a Multi Premises;
- (d) Non Residential Properties within a Non Residential Multi Premises; and
- (e) Boarding Houses.

### 3 Maximum prices for stormwater drainage services to Residential Multi Premises and Mixed Multi Premises

The maximum price that Sydney Water may levy for a Billing Cycle for the provision of stormwater drainage services to each Property in:

- (a) a Residential Multi Premises; or
- (b) a Mixed Multi Premises,

within a Stormwater Drainage Area is:

$$\frac{SC}{q}$$

Where:

SC = the stormwater drainage service charge in Table 10 corresponding to the applicable Period in that table; and

q = the number of Quarters in that Period.

#### **4 Maximum prices for stormwater drainage services to Residential Properties which are not within a Multi Premises, and Vacant Land**

The maximum price that Sydney Water may levy for a Billing Cycle for the provision of stormwater drainage services to:

- (a) a Residential Property which is not located within a Multi Premises; or
- (b) Vacant Land,

where that Residential Property or Vacant Land is within a Stormwater Drainage Area is:

$$\frac{SC}{q}$$

Where:

SC = the stormwater drainage service charge in Table 11, corresponding to the applicable Period in that table; and

q = the number of Quarters in that Period.

#### **5 Maximum prices for stormwater drainage services to Non Residential Properties which are not within a Multi Premises**

- (a) This clause does not apply to Non Residential Properties within a Multi Premises.
- (b) The maximum price that Sydney Water may levy for a Billing Cycle for the provision of stormwater drainage services to a Non Residential Property that is within a Stormwater Drainage Area is:

$$\frac{SC}{q}$$

Where:

SC = the stormwater drainage service charge in Table 12 corresponding to the applicable Period and Land Size in that table; and

q = the number of Quarters in that Period.

## **6 Maximum prices for stormwater drainage services to Non Residential Properties within a Non Residential Multi Premises**

- (a) This clause does not apply to Non Residential Properties within a Mixed Multi Premises.
- (b) The maximum price that Sydney Water may levy for a Billing Cycle for the provision of stormwater drainage services to a Non Residential Property that is:
  - (1) within a Non Residential Multi Premises; and
  - (2) within a Stormwater Drainage Area,is the stormwater drainage service charge calculated as follows:

$$\frac{SC}{q}$$

Where:

SC = the stormwater drainage service charge in Table 13 corresponding to the applicable Period in that table; and

q = the number of Quarters in that Period.

## **7 Maximum prices for stormwater drainage services to Boarding Houses**

### **7.1 Maximum prices for Boarding Houses with 10 Rooms or fewer**

The maximum price that Sydney Water may levy for a Billing Cycle for the provision of stormwater drainage services to a Boarding House that:

- (a) has 10 Rooms or fewer; and
- (b) is within a Stormwater Drainage Area,

is the stormwater drainage service charge calculated as follows:

$$\frac{SC}{q}$$

Where:



SC = the stormwater drainage service charge in Table 11 corresponding to the applicable Period in that table; and

q = the number of Quarters in that Period.

## 7.2 Maximum prices for Boarding Houses with more than 10 Rooms

The maximum price that Sydney Water may levy for a Billing Cycle for the provision of stormwater drainage services to a Boarding House that:

- (a) has more than 10 Rooms; and
- (b) is within a Stormwater Drainage Area,

is the stormwater drainage service charge calculated as follows:

$$\frac{SC}{q}$$

Where:

SC = the stormwater drainage service charge in Table 12 corresponding to the applicable Period and Land Size in that table; and

q = the number of Quarters in that Period.

## Tables 10, 11, 12 and 13

**Table 10 Stormwater drainage service charge for Properties within a Residential Multi Premises or a Mixed Multi Premises**

Charge	Commencement Date to 30 June 2013 (\$)	1 July 2013 to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)
Stormwater drainage service charge	49.08	40.24 x (1+ΔCPI <sub>1</sub> )	35.77 x (1+ΔCPI <sub>2</sub> )	29.51 x (1+ΔCPI <sub>3</sub> )

**Table 11 Stormwater drainage service charge for Vacant Land, Residential Properties that are not within a Multi Premises and Boarding Houses with 10 Rooms or fewer**

Charge	Commencement Date to 30 June 2013 (\$)	1 July 2013 to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)
Stormwater drainage service charge	49.08	67.06 x (1+ΔCPI <sub>1</sub> )	76.00 x (1+ΔCPI <sub>2</sub> )	80.47 x (1+ΔCPI <sub>3</sub> )

**Table 12 Stormwater drainage service charge for Non Residential Properties which are not within a Multi Premises and Boarding Houses with more than 10 Rooms**

Charge	Commencement Date to 30 June 2013 (\$)	1 July 2013 to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)
Non Residential Property – small (200m <sup>2</sup> or less) <sup>a</sup>	127.74	40.24 x (1+ΔCPI <sub>1</sub> )	35.77 x (1+ΔCPI <sub>2</sub> )	29.51 x (1+ΔCPI <sub>3</sub> )
Non Residential Property – medium (201m <sup>2</sup> -1,000m <sup>2</sup> ) <sup>a</sup> or low impact <sup>b</sup>	127.74	107.30 x (1+ΔCPI <sub>1</sub> )	89.41 x (1+ΔCPI <sub>2</sub> )	80.47 x (1+ΔCPI <sub>3</sub> )
Non Residential Property – large (1,001 m <sup>2</sup> -10,000m <sup>2</sup> ) <sup>a</sup>	127.74	196.71 x (1+ΔCPI <sub>1</sub> )	268.24 x (1+ΔCPI <sub>2</sub> )	402.36 x (1+ΔCPI <sub>3</sub> )
Non Residential Property – very large (10,001m <sup>2</sup> -45,000m <sup>2</sup> ) <sup>a</sup>	127.74	894.14 x (1+ΔCPI <sub>1</sub> )	1,341.21 x (1+ΔCPI <sub>2</sub> )	1,788.28 x (1+ΔCPI <sub>3</sub> )
Non Residential Property – largest category (45,001m <sup>2</sup> or greater) <sup>a</sup>	127.74	1,788.28 x (1+ΔCPI <sub>1</sub> )	3,129.50 x (1+ΔCPI <sub>2</sub> )	4,470.71 x (1+ΔCPI <sub>3</sub> )

<sup>a</sup> Land Size refers to the total size of the land (in m<sup>2</sup>) on which the Property is located

<sup>b</sup> Sydney Water may assess a Non Residential Property as low impact having regard to relevant factors, including the size of the Property and the impermeable surface area. A low impact assessment must not take effect before 1 July 2013.

**Table 13 Stormwater drainage service charge for Non Residential Properties which are within a Non Residential Multi Premises**

Charge	Commencement Date to 30 June 2013 (\$)	1 July 2013 to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)
Non Residential Property within Non Residential Multi Premises	127.74	40.24 x (1+ΔCPI <sub>1</sub> )	35.77 x (1+ΔCPI <sub>2</sub> )	29.51 x (1+ΔCPI <sub>3</sub> )

## Schedule 4 Recycled water services from the Rouse Hill Recycled Water Plant and stormwater drainage services in the Rouse Hill Area

### 1 Categories for pricing purposes

- (a) This schedule sets out the maximum prices that Sydney Water may charge for services under paragraphs (a) and (c) of the Order, specifically Recycled Water services in the area supplied by the Rouse Hill Recycled Water Plant and stormwater drainage services in the Rouse Hill Area.
- (b) The maximum prices in this schedule are in addition to the prices applying to Properties in the Rouse Hill Area under schedules 1, 2, 5, 6 and 7.
- (c) For the avoidance of doubt, the stormwater drainage charges referred to in this schedule 4 are not stormwater drainage area charges for the purposes of section 65 of the *Sydney Water Act 1994* for such time as the Rouse Hill Area remains outside a Stormwater Drainage Area.

### 2 Maximum prices for Recycled Water services to Properties supplied by the Rouse Hill Recycled Water Plant

The maximum price that Sydney Water may levy for a Meter Reading Period for the provision of Recycled Water services to a Property supplied by the Rouse Hill Recycled Water Plant is the recycled water usage charge in Table 14 for the Meter Reading Period corresponding to the applicable Period in that table multiplied by each kL of Recycled Water used by that Property for the Meter Reading Period.

### 3 Maximum prices for stormwater drainage services to Properties (other than New Properties) in the Rouse Hill Area

Subject to clause 4 below, the maximum price that Sydney Water may levy for a Billing Cycle for the provision of stormwater drainage services to a Property (including Vacant Land but excluding a New Property) in the Rouse Hill Area is the Rouse Hill stormwater drainage charge calculated as follows:

$$\frac{RHSC}{q}$$

Where:

**RHSC** = the Rouse Hill stormwater drainage charge in Table 15, corresponding to the applicable Period and the relevant Land Size in that table; and

**q** = the number of Quarters in that Period.

#### 4 Maximum prices for stormwater drainage services to New Properties in the Rouse Hill Area

- (a) The maximum price that Sydney Water may levy for a Billing Cycle for the provision of stormwater drainage services to a New Property in the Rouse Hill Area is the sum of:

- (1) the Rouse Hill stormwater drainage charge calculated as follows:

$$\frac{RHSC}{q}$$

Where:

**RHSC** = the Rouse Hill stormwater drainage charge in Table 15, corresponding to the applicable Period and the relevant Land Size in that table; and

**q** = the number of Quarters in that Period; and

- (2) for a period of 5 years from the date the New Property is first connected to the Water Supply System, the Rouse Hill stormwater drainage charge (Rouse Hill land charge) calculated as follows:

$$\frac{RHLC}{q}$$

Where:

**RHLC** = the Rouse Hill stormwater drainage charge (Rouse Hill land charge) in Table 16 corresponding to the applicable Period in that table; and

**q** = the number of Quarters in that Period.

## Tables 14,15 and 16

**Table 14 Recycled Water usage charge (Rouse Hill Recycled Water Plant)**

Charge	Commencement Date to 30 June 2013 (\$/kL)	1 July 2013 to 30 June 2014 (\$/kL)	1 July 2014 to 30 June 2015 (\$/kL)	1 July 2015 to 30 June 2016 (\$/kL)
Recycled Water usage charge	1.70	$1.70 \times (1 + \Delta CPI_1)$	$1.70 \times (1 + \Delta CPI_2)$	$1.70 \times (1 + \Delta CPI_3)$

**Table 15 Rouse Hill stormwater drainage charge**

Charge	Commencement Date to 30 June 2013 (\$)	1 July 2013 to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)
Rouse Hill stormwater drainage charge for Residential Properties , Vacant Land and Non Residential Properties with Land Size# $\leq$ 1000m <sup>2</sup>	130.64	$130.64 \times (1 + \Delta CPI_1)$	$130.64 \times (1 + \Delta CPI_2)$	$130.64 \times (1 + \Delta CPI_3)$
Rouse Hill stormwater drainage charge for Non Residential Properties with Land Size# $>$ 1000m <sup>2</sup>	$130.64 \times$ (land area in m <sup>2</sup> /1000)	$130.64 \times$ (land area in m <sup>2</sup> /1000) $\times (1 + \Delta CPI_1)$	$130.64 \times$ (land area in m <sup>2</sup> /1000) $\times$ $(1 + \Delta CPI_2)$	$130.64 \times$ (land area in m <sup>2</sup> /1000) $\times$ $(1 + \Delta CPI_3)$

# Land Size refers to the total size of the land (in m<sup>2</sup>) on which the premises is located.

**Table 16 Stormwater drainage charge (Rouse Hill land charge) for New Properties in the Rouse Hill Area**

<b>Charge</b>	<b>Commencement Date to 30 June 2013 (\$)</b>	<b>1 July 2013 to 30 June 2014 (\$)</b>	<b>1 July 2014 to 30 June 2015 (\$)</b>	<b>1 July 2015 to 30 June 2016 (\$)</b>
Rouse Hill stormwater drainage charge (Rouse Hill land charge)	969.21	$969.21 \times (1 + \Delta CPI_1)$	$969.21 \times (1 + \Delta CPI_2)$	$969.21 \times (1 + \Delta CPI_3)$

## Schedule 5 Trade waste services

### 1 Application

This schedule sets out the maximum prices that Sydney Water may charge for services under paragraph (d) of the Order (trade waste services).

### 2 Categories for pricing purposes

Prices for trade waste services have been determined for 2 categories:

- (a) Industrial Customers that discharge trade waste into the Sewerage System; and
- (b) Commercial Customers that discharge trade waste into the Sewerage System.

### 3 Maximum prices for trade waste services to Industrial Customers

- (a) The maximum price that Sydney Water may levy for a Billing Cycle for the provision of trade waste services to an Industrial Customer is the sum of the following:
  - (1) Subject to paragraph (b) below, the aggregate of the pollutant charges in Table 17, determined by multiplying the mass of each pollutant which is discharged by the Industrial Customer during the Billing Cycle in excess of the domestic equivalent for that pollutant (determined in accordance with the Trade Waste Policy) by the applicable pollutant charge in the table for that Period (varied in accordance with clause 5 of this schedule 5);
  - (2) if the Industrial Customer discharges trade waste into a corrosion impacted catchment (as determined by Sydney Water in accordance with its Trade Waste Policy), the aggregate of the corrosive substance charges in Table 18, determined by multiplying the volume of each corrosive substance discharged by the Industrial Customer during the Billing Cycle by the applicable corrosive substance charge in the table for that Period;
  - (3) the industrial agreement charge in Table 19, corresponding to the applicable Period in that table and the applicable risk index determined by Sydney Water; and



- (4) the aggregate of the trade waste ancillary charges in Table 23, determined by multiplying the units of each service provided to the Industrial Customer during the Billing Cycle by the applicable service charge in the table for that Period.
- (b) For the purposes of paragraph 3(a)(1) above, where an Industrial Customer discharges a pollutant listed in Table 17 during the Billing Cycle which exceeds the acceptance standard in Table 17 for that pollutant (determined in accordance with the Trade Waste Policy), the corresponding charge in Table 17 for that pollutant (as varied in accordance with clause 5 of this schedule 5) 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).

## **4 Maximum prices for trade waste services to Commercial Customers**

The maximum price that Sydney Water may levy for a Billing Cycle for the provision of trade waste services to a Commercial Customer is the sum of the following:

- (a) the aggregate of the substance charges in Table 20, determined by multiplying the volume of trade waste substance discharged by the Commercial Customer during the Billing Cycle by the applicable charge (based on the activity of the Commercial Customer) in the table for that Period;
- (b) the aggregate of the commercial agreement charges in Table 21, determined by multiplying the number of processes undertaken by the Commercial Customer during the Billing Cycle by the relevant commercial agreement charge in the table for that period;
- (c) the aggregate of the wastesafe charges in Table 22, determined by multiplying the units of each service provided to the Commercial Customer during the Billing Cycle by the applicable wastesafe charge in the table for that Period; and
- (d) the aggregate of trade waste ancillary charges in Table 23, determined by multiplying the units of each service provided to the Commercial Customer during the Billing Cycle by the applicable service charge in the table for that Period.

## 5 Variation of charges

Each charge in Table 17 is varied as follows:

- (a) **from 1 July 2013 to 30 June 2014** – that charge is to be multiplied by  $(1+\Delta\text{CPI}_1)$ ;
- (b) **from 1 July 2014 to 30 June 2015** – that charge is to be multiplied by  $(1+\Delta\text{CPI}_2)$ ; and
- (c) **from 1 July 2015 to 30 June 2016** – that charge is to be multiplied by  $(1+\Delta\text{CPI}_3)$ .

## Table 17, 18, 19, 20, 21, 22 and 23

**Table 17 Pollutant charges for Industrial Customers**

Pollutant#	Units	Acceptance standard (mg/L) ~	Domestic equivalent	Commencement Date to 30 June 2013 (\$)	1 July 2013 to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)
BOD – primary WWTPs	Per kg of mass above domestic equivalent	See Note 1	230	$0.180 + [0.051 \times (\text{BOD mg/L}) / 600]$	$0.206 + [0.071 \times (\text{BOD mg/L}) / 600]$	$0.0233 + [0.091 \times (\text{BOD mg/L}) / 600]$	$0.259 + [0.112 \times (\text{BOD mg/L}) / 600]$
BOD – secondary and tertiary WWTPs	Per kg of mass above domestic equivalent	See Note 1	230	$1.097 + [0.051 \times (\text{BOD mg/L}) / 600]$	$1.291 + [0.071 \times (\text{BOD mg/L}) / 600]$	$1.485 + [0.091 \times (\text{BOD mg/L}) / 600]$	$1.678 + [0.112 \times (\text{BOD mg/L}) / 600]$
Suspended solids – primary WWTPs	Per kg of mass above domestic equivalent	600	200	0.462	0.465	0.467	0.469
Suspended solids – secondary and tertiary WWTPs	Per kg of mass above domestic equivalent	600	200	1.084	1.176	1.267	1.358
Grease – primary WWTPs	Per kg of mass above domestic equivalent :	110	50	0.417	0.420	0.422	0.423
Grease – secondary and tertiary WWTPs	Per kg of mass above domestic equivalent :	200	50	1.281	1.286	1.292	1.297
Nitrogen^ – secondary / tertiary inland	Per kg of mass above domestic equivalent	150	50	0.722	0.995	1.267	1.538

Pollutant#	Units	Acceptance standard (mg/L) ~	Domestic equivalent	Commencement Date to 30 June 2013 (\$)	1 July 2013 to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)
WWTP							
Phosphorus ^ – secondary / tertiary inland WWTP	Per kg of mass above domestic equivalent	50	10	3.051	3.872	4.693	5.515

# The charges for all other pollutants (including ammonia, sulphate (SO<sub>4</sub>), total dissolved solids and non-domestic pollutants) are nil.

^ Nitrogen and phosphorus limits do not apply where a sewage treatment plant (to which the customer's sewerage system is connected) discharges directly to the ocean.

~ The mass of any substance discharged at a concentration which exceeds the nominated acceptance standard (as determined under the Trade Waste Policy) will be charged at double the rate for the mass in excess of the domestic equivalent. Concentration is determined by daily composite sampling by either the customer or Sydney Water.

**Note 1:** BOD acceptance standards will be set only for wastewater systems declared as being affected by accelerated odour and corrosion. Where a customer is committed to and complying with an effluent improvement program, the customer will not incur doubling of the BOD charging rate.

The oxygen demand of effluent is specified in terms of BODs. Acceptance standards for BOD are to be determined by the transportation and treatment capacity of the receiving system and the end use of sewage treatment products.

**Table 18 Corrosive substance charges for Industrial Customers – corrosion impacted catchment**

Pollutant	Units	Commencement Date to 30 June 2013 (\$)	1 July 2013 to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)
pH	Per ML of wastewater of pH <7.0#	23.371	35.056 x (1+ΔCPI <sub>1</sub> )	46.741 x (1+ΔCPI <sub>2</sub> )	58.426 x (1+ΔCPI <sub>3</sub> )
Temperature	Per ML of wastewater with temperature >25°C^	2.588	3.881 x (1+ΔCPI <sub>1</sub> )	5.174 x (1+ΔCPI <sub>2</sub> )	6.469 x (1+ΔCPI <sub>3</sub> )

# The charge is applied for each pH1 by which the pH per ML of wastewater is less than pH7, eg. if the pH per ML is pH5 then the charge will be multiplied by 2. 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, eg. a pH6.5 will be rounded up to pH7 and a pH6.3 will be rounded down to pH6.

^ The charge is applied for each 1°C by which the temperature per ML of wastewater is greater than 25°C, eg. if the temperature per ML is 27°C then the charge will be multiplied by 2. 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 more than 0.5 and rounded down where the decimal number is 0.5 or less, eg. a temperature of 25.7°C will be rounded up to 26°C and a temperature of 25.5°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.

**Table 19 Trade waste industrial agreement charges for Industrial Customers by risk index**

Risk level	Commencement Date to 30 June 2013 (\$/Quarter)	1 July 2013 to 30 June 2014 (\$/Quarter)	1 July 2014 to 30 June 2015 (\$/Quarter)	1 July 2015 to 30 June 2016 (\$/Quarter)
1	1835	1835 x (1+ΔCPI <sub>1</sub> )	1835 x (1+ΔCPI <sub>2</sub> )	1835 x (1+ΔCPI <sub>3</sub> )
2	1835	1835 x (1+ΔCPI <sub>1</sub> )	1835 x (1+ΔCPI <sub>2</sub> )	1835 x (1+ΔCPI <sub>3</sub> )
3	1835	1835 x (1+ΔCPI <sub>1</sub> )	1835 x (1+ΔCPI <sub>2</sub> )	1835 x (1+ΔCPI <sub>3</sub> )
4	847	847 x (1+ΔCPI <sub>1</sub> )	847 x (1+ΔCPI <sub>2</sub> )	847 x (1+ΔCPI <sub>3</sub> )
5	565	565 x (1+ΔCPI <sub>1</sub> )	565 x (1+ΔCPI <sub>2</sub> )	565 x (1+ΔCPI <sub>3</sub> )
6	565	565 x (1+ΔCPI <sub>1</sub> )	565 x (1+ΔCPI <sub>2</sub> )	565 x (1+ΔCPI <sub>3</sub> )
7	565	565 x (1+ΔCPI <sub>1</sub> )	565 x (1+ΔCPI <sub>2</sub> )	565 x (1+ΔCPI <sub>3</sub> )

**Table 20 Substance charges for Commercial Customers**

Activity	Units	Commencement Date to 30 June 2013 (\$/kL)	1 July 2013 to 30 June 2014 (\$/kL)	1 July 2014 to 30 June 2015 (\$/kL)	1 July 2015 to 30 June 2016 (\$/kL)
Low strength BOD food	Per kL <sup>^</sup> #	1.293	1.526 x (1+ΔCPI <sub>1</sub> )	1.759 x (1+ΔCPI <sub>2</sub> )	1.991 x (1+ΔCPI <sub>3</sub> )
Higher strength BOD food	Per kL <sup>^</sup> #	2.493	2.752 x (1+ΔCPI <sub>1</sub> )	3.012 x (1+ΔCPI <sub>2</sub> )	3.272 x (1+ΔCPI <sub>3</sub> )
Automotive	Per kL <sup>^</sup>	0.366	0.460 x (1+ΔCPI <sub>1</sub> )	0.556 x (1+ΔCPI <sub>2</sub> )	0.650 x (1+ΔCPI <sub>3</sub> )
Laundry	Per kL <sup>^</sup>	0.183	0.257 x (1+ΔCPI <sub>1</sub> )	0.332 x (1+ΔCPI <sub>2</sub> )	0.406 x (1+ΔCPI <sub>3</sub> )
Lithographic	Per kL <sup>^</sup>	0.138	0.196 x (1+ΔCPI <sub>1</sub> )	0.255 x (1+ΔCPI <sub>2</sub> )	0.313 x (1+ΔCPI <sub>3</sub> )
Photographic	Per kL <sup>^</sup>	Nil	Nil	Nil	Nil
Equipment hire wash	Per kL <sup>^</sup>	2.885	2.936 x (1+ΔCPI <sub>1</sub> )	2.957 x (1+ΔCPI <sub>2</sub> )	2.967 x (1+ΔCPI <sub>3</sub> )
Ship to shore	Per kL <sup>^</sup>	0.990	1.130 x (1+ΔCPI <sub>1</sub> )	1.269 x (1+ΔCPI <sub>2</sub> )	1.408 x (1+ΔCPI <sub>3</sub> )
Shopping centres with centralised	Per kL <sup>^</sup>	1.293	1.526 x (1+ΔCPI <sub>1</sub> )	1.759 x (1+ΔCPI <sub>2</sub> )	1.991 x (1+ΔCPI <sub>3</sub> )

Activity	Units	Commencement Date to 30 June 2013 (\$/kL)	1 July 2013 to 30 June 2014 (\$/kL)	1 July 2014 to 30 June 2015 (\$/kL)	1 July 2015 to 30 June 2016 (\$/kL)
pre-treatment					
Miscellaneous	Per kL <sup>^</sup>	Nil	Nil	Nil	Nil
Other (default)	Per kL <sup>^</sup>	Nil	Nil	Nil	Nil

<sup>^</sup> Per kL of trade waste discharged into the Sewerage System (as determined by Sydney Water in accordance with its Trade Waste Policy).

# If the pre-treatment is not maintained in accordance with the Trade Waste Policy, a higher charge applies for low strength BOD food and higher strength BOD food as set out below:

Commencement date to 30 June 2013: \$10.22.

1 July 2013 to 30 June 2014:  $\$10.22 \times (1 + \Delta CPI_1)$

1 July 2014 to 30 June 2015:  $\$10.22 \times (1 + \Delta CPI_2)$

1 July 2015 to 30 June 2016:  $\$10.22 \times (1 + \Delta CPI_3)$

**Table 21 Commercial agreement charges for Commercial Customers**

Charge	Units	Commencement Date to 30 June 2013 (\$/Quarter)	1 July 2013 to 30 June 2014 (\$/Quarter)	1 July 2014 to 30 June 2015 (\$/Quarter)	1 July 2015 to 30 June 2016 (\$/Quarter)
Commercial agreement charges for Commercial Customers—first process	Per each process	33.15	$33.15 \times (1 + \Delta CPI_1)$	$33.15 \times (1 + \Delta CPI_2)$	$33.15 \times (1 + \Delta CPI_3)$
Commercial agreement charges for Commercial Customers – each additional process	Per each additional process	11.38	$11.38 \times (1 + \Delta CPI_1)$	$11.38 \times (1 + \Delta CPI_2)$	$11.38 \times (1 + \Delta CPI_3)$

**Table 22 Wastesafe charges for Commercial Customers**

Service	Units	Commencement Date to 30 June 2013 (\$)	1 July 2013 to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)
Fixed \$/liquid waste trap charge	Per liquid waste trap	N/A	$23.58 \times (1 + \Delta CPI_1)$	$23.58 \times (1 + \Delta CPI_2)$	$23.58 \times (1 + \Delta CPI_3)$
Missed service (pump-out) inspection charge for liquid waste	Per event	N/A	$259.84 \times (1 + \Delta CPI_1)$	$259.84 \times (1 + \Delta CPI_2)$	$259.84 \times (1 + \Delta CPI_3)$

traps - 2kL or less					
Missed service (pump-out) inspection charge for liquid waste traps - more than 2kL	Per event	N/A	519.68 x (1+ΔCPI <sub>1</sub> )	519.68 x (1+ΔCPI <sub>2</sub> )	519.68 x (1+ΔCPI <sub>3</sub> )
Processing grease trap waste	Per litre	0.129	N/A	N/A	N/A

**Table 23 Trade waste ancillary charges**

Service	Units	Commencement Date to 30 June 2013 (\$)	1 July 2013 to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)
Additional inspection charge	Per inspection	176.69	176.69 x (1+ΔCPI <sub>1</sub> )	176.69 x (1+ΔCPI <sub>2</sub> )	176.69 x (1+ΔCPI <sub>3</sub> )
Trade waste application fee for Industrial Customers – standard	Per application	426.52	426.52 x (1+ΔCPI <sub>1</sub> )	426.52 x (1+ΔCPI <sub>2</sub> )	426.52 x (1+ΔCPI <sub>3</sub> )
Trade waste application fee for Industrial Customers – non-standard	Per hour	130.66	130.66 x (1+ΔCPI <sub>1</sub> )	130.66 x (1+ΔCPI <sub>2</sub> )	130.66 x (1+ΔCPI <sub>3</sub> )
Trade waste application fee for Industrial Customers - variation	Per application	512.80	512.80 x (1+ΔCPI <sub>1</sub> )	512.80 x (1+ΔCPI <sub>2</sub> )	512.80 x (1+ΔCPI <sub>3</sub> )
Sale of trade waste data	Per hour	127.33	127.33 x (1+ΔCPI <sub>1</sub> )	127.33 x (1+ΔCPI <sub>2</sub> )	127.33 x (1+ΔCPI <sub>3</sub> )

## Schedule 6 Ancillary and miscellaneous customer services

### 1 Application

This schedule sets out the maximum prices that Sydney Water may charge for services under paragraph (f) of the Order (ancillary and miscellaneous customer services for which no alternative supply exists).

### 2 Maximum prices for ancillary and miscellaneous customer services

- (a) The maximum charge that Sydney Water may levy for each ancillary and miscellaneous customer service in Table 24 is:
  - (1) from the Commencement Date to 30 June 2013 - the corresponding charge in Table 24;
  - (2) from 1 July 2013 to 30 June 2014 - the corresponding charge in Table 24 multiplied by  $(1+\Delta\text{CPI}_1)$ ;
  - (3) from 1 July 2014 to 30 June 2015 - the corresponding charge in Table 24 multiplied by  $(1+\Delta\text{CPI}_2)$ ; and
  - (4) from 1 July 2015 to 30 June 2016 - the corresponding charge in Table 24 multiplied by  $(1+\Delta\text{CPI}_3)$ .
- (b) A reference in Table 24 to "N/A" means that Sydney Water either does not provide the relevant service or the service has been combined with other services and recovered by one charge.



## Table 24

**Table 24 Charges for ancillary and miscellaneous customer services**

No.	Ancillary and miscellaneous customer services	Charge (\$)
1	Conveyancing Certificate Electronic	5.74
2	Property Sewerage Diagram Diagram showing the location of the private house service line	
(a)	Over the Counter	24.43
(b)	Electronic	9.45
3	Service Location Diagram Diagram showing the location of Sydney Water's pipe and structures and property wastewater connection point	
(a)	Over the Counter	16.71
(b)	Electronic	5.74
4	Special Meter Reading Statement	24.43
5	Billing Record Search Statement – up to and including five years	24.43
6	Building Over/Adjacent to Asset advice A letter from Sydney Water regarding a building's compliance with Sydney Water's standards and regulations for building over or adjacent to its pipes or structures	41.05
7	Water reconnection Reconnection of water service at meter, following payment of overdue accounts	24.43
8	Workshop Test of Water Meter	
(a)	20, 25 & 32 mm meters	207.21
(b)	40 and 50 mm light meters	287.78
(c)	50, 80, 100 & 150 mm meters	470.92
(d)	200, 250 & 300 mm meters	1046.48

Table 24

<b>No.</b>	<b>Ancillary and miscellaneous customer services</b>	<b>Charge (\$)</b>
9	Water Service Disconnection Application <sup>^</sup> Application for the disconnection of an existing water service. This covers administration only. A separate charge will be payable to the utility if they also perform the physical disconnection	Nil
10	Water Service Connection Installation Application <sup>^</sup> Application for an accredited supplier to install a new connection point, into Sydney Water's water main. This covers administration only. A separate charge will be payable to the utility if they also perform the physical connection	Nil
11	Water Service Connection Approval Application (32 – 65 mm) <sup>^</sup> Application for Sydney Water to approve a water service connection that requires detailed hydraulic assessment. This covers administration and system capacity analysis as required.	207.21
12	Water Service Connection Approval Application (80mm or greater) <sup>^</sup> Application for Sydney Water to approve a water service connection that requires detailed hydraulic assessment. This covers administration, system capacity analysis as required, and time taken to determine cost of physical installation.	207.21
13	Application to Assess a Watermain Adjustment	N/A
14	Standpipe Hire – security bond	N/A
15	Standpipe Hire – Annual Fee	N/A
16	Standpipe Water Usage Fee	N/A
17	Backflow Prevention Device Application and Registration Fee	N/A
18	Backflow Prevention Device Annual Administration Fee	N/A
19	Major Works Inspection Fee	N/A
20	Statement of Available Pressure and Flow	117.20
21	Request for Asset Construction Details Detailed plans of Sydney Water's assets showing water, wastewater and drainage.	41.05

No.	Ancillary and miscellaneous customer services	Charge (\$)
	Plans are also known as work orders, long sections or benchmarks	
22	<b>Supply System Diagram</b> A large plan that shows Sydney Water's wastewater, water and stormwater assets. The information can be provided in hard copy or electronic format.	117.20
23	<b>Building Plan Approval Application</b> Application for approval of building plans, to determine if proposed building works will affect Sydney Water's pipes or structures.	16.71
24	<b>Asset Adjustment Application</b>  Application for Sydney Water to investigate the feasibility of relocating a water, wastewater or stormwater asset.	207.21
25	<b>Water main Fitting Adjustment Application<sup>^</sup></b> Application for Sydney Water to investigate the feasibility of lowering or raising a water main fitting. This covers administration only. A separate charge will be payable to the utility if they also perform the physical connection.	Nil
26	<b>Water Pump Application</b> Application for Sydney Water to assess the impact on its water assets, in regards to the installation of a pump on a private water service.	117.20
27	<b>Extended Private Service Application<sup>^</sup></b> Application for Sydney Water to approve a water service connection, for a property where a normal point of connection is not available.	Nil
28	<b>Wastewater Connection Installation Application<sup>^</sup></b> Application for an accredited supplier to insert a new point of connection into a Sydney Water wastewater pipe This covers administration only. A separate charge will be payable to the utility if they also perform the physical connection	Nil
29	<b>Wastewater Ventshaft Relocation Application<sup>^</sup></b> Application for Sydney Water to investigate the feasibility of relocating or adjusting a wastewater ventshaft. This covers administration only and does not include design review or assessment.	Nil

Table 24

<b>No.</b>	<b>Ancillary and miscellaneous customer services</b>	<b>Charge (\$)</b>
30	<p>Disuse of Wastewater pipe or structure<sup>^</sup></p> <p>Application for Sydney Water to investigate the feasibility of ceasing to use an existing wastewater pipe or structure.</p> <p>This covers administration only and does not include design review or assessment.</p>	Nil
31	<p>Plumbing and Drainage Inspection Fee#</p> <p>Fee to conduct audit inspections on private plumbing and drainage work where more than 2 inspections may be required.</p> <p>Note: generally required in recycled water areas and for more complex plumbing and drainage installations (in addition to the payment of the Plumbing and Drainage Audit Fee).</p>	87.48
32	<p>Plumbing and Drainage Re-inspection Fee#</p> <p>Fee to conduct additional audit inspections on private plumbing and drainage work.</p> <p>Note: A Plumbing and Drainage Audit Inspection application must have previously been made</p>	87.48
33	<p>Stormwater Connection Approval Application<sup>^</sup></p> <p>Application for Sydney Water to determine the conditions of connecting to a Sydney Water stormwater pipe or channel &gt; 300 mm.</p>	Nil
34	<p>Application for inspection of Stormwater Connection<sup>^</sup></p> <p>Application for an inspection of the connection to Sydney Water's stormwater pipe or channel &gt; 300 mm</p>	Nil
35	<p>Development Requirements Application</p> <p>Application to determine the servicing requirements for a proposed development or subdivision (including development charges if applicable).</p> <p>Sydney Water will only issue a compliance certificate (Section 73 Certificate) if the development consent is submitted with the application, otherwise it will issue a letter of general requirements only.</p> <p>Sydney Water will determine its full requirements when an application is received with the development consent from the relevant planning authority.</p>	375.67
36	<p>Road Closure Application</p> <p>Application for a permanent road closure.</p>	Nil
37	<p>Water and Sewer Extension Application</p> <p>Request for approval to expand reticulation systems, to provide a new</p>	375.67

No.	Ancillary and miscellaneous customer services	Charge (\$)
	point of connection.	
38	<p>Dishonoured or Declined Payment Fee</p> <p>Fee for dishonoured payment/reversal processing, where a financial institution has declined a payment to Sydney Water.</p>	11.48
39	<p>Cancel Plumbers Permit#</p> <p>Application to cancel a plumber's permit.</p>	
(a)	Where both parties sign the application	Nil
(b)	Where one party has signed the application	63.09
40	<p>Plumbing and Drainage Audit Inspection Application#</p> <p>Fee to conduct audit inspections on private plumbing and drainage work.</p> <p>Allows for one inspection only.</p>	181.61
41	<p>Alternate Water Inspection#</p> <p>Application to review the proposed connection to an alternative water source such as bore water or greywater.</p>	254.71
42	<p>Monthly Meter Reading Request by Customer</p> <p>This monthly charge will cover the additional costs that Sydney Water will incur to process customer requests to have the water meter read and billed monthly</p>	9.45
43	<p>Replacement of meter damaged by customer / customers agent</p> <p>This charge allows Sydney Water to recoup the cost of replacing meters that have been damaged other than by normal wear and tear.</p> <p>Sydney Water will continue to pay for the replacement of meters that are faulty or due to be replaced as part of the regular maintenance program</p>	
(a)	20 mm	117.20
(b)	25,30 & 40 mm	250.34
44	<p>Integrated Service Connection Application^</p> <p>This is a new service that will consolidate a number of existing services into a single application form.</p> <p>The charge will apply only to complex connections where detailed hydraulic assessment is required. Standard connections will not incur any application charges</p>	207.21

Table 24

No.	Ancillary and miscellaneous customer services	Charge (\$)
45	Sydney Water hourly rate This hourly rate will apply across all divisions of Sydney Water, to allow Sydney Water to recover the full cost of providing services for customers, where a designated charge otherwise does not apply.	118.26

^ Indicates that Service is included in Integrated Service Connection Application form.

# Indicates that, as at the time of this determination, Sydney Water is providing these services (under subcontracting arrangements with the Department of Finance and Services) pending the commencement of new plumbing legislation.

## Schedule 7 Minor Service Extensions

### 1 Application

This schedule sets out the methodology for fixing the maximum prices that Sydney Water may charge for certain services under paragraph (a) of the Order (water supply services) and paragraph (b) of the Order (sewerage services).

### 2 Prices for minor service extensions

- (a) The maximum price that Sydney Water may levy for the provision of water and sewerage services that constitute a Minor Service Extension is the price calculated under clause 3 of this schedule.
- (b) The price calculated under clause 3 of this schedule may only be levied by Sydney Water on a Property after the Application Date corresponding to that Property.

### 3 Methodology for calculating the maximum price

- (a) The maximum price for the services described in clause 2(a) of this schedule, when the Connection Date is the same as the Availability Date, is the price determined by the following formula:

$$P0 = \left[ \frac{(PV(K) - PV(R - C))}{PV(S)} \right]$$

- (b) The maximum price for the services described in clause 2(a) of this schedule, when the Connection Date is within the Year following the Availability Date, is the price determined by the following formula:

$$P1 = P0 \times (\theta CPI_B)$$

- (c) The maximum price for the services described in clause 2(a) of this schedule, when clauses 3(a) and 3(b) of this schedule do not apply, is the price determined by the following formula:

$$Pt = P0 \times [(\theta CPI_A) \times \dots \times (\theta CPI_B)]$$

- (d) In clauses 3(a), 3(b), 3(c) and 4 of this schedule:

**P0** is the price per Equivalent Tenement that Sydney Water may levy under clause 2(b) of this schedule calculated on the Availability Date.

*P1* is the price per Equivalent Tenement that Sydney Water may levy under clause 2(b) of this schedule when the Connection Date is within the Year following the Availability Date.

*Pt* is the price per Equivalent Tenement that Sydney Water may levy under clause 2(b) of this schedule when clauses 3(a) and 3(b) of this schedule do not apply.

*PV* means:

- (1) when applied to *K* or (*R-C*) , the present value of *K* or (*R-C*) (as the case may be), applying a discount rate of 7 per cent;
- (2) when applied to *S*, the present value of *S* (over the same period as that used to calculate *R*), applying a discount rate of 7 per cent.

*K* is the total capital cost of the Minor Service Extension to which this schedule applies.

*R* is the estimated future revenue to be derived in a given Year from the provision of a Minor Service Extension to the owners of the Properties capable of being connected to the Water Supply System or Sewerage System, following a Minor Service Extension.

*C* is the estimated future operating, maintenance and administration costs expected to be spent on customers serviced by the Minor Service Extension.

*S* is so much of Equivalent Tenement that Sydney Water estimates is attributable to connections in each of the Years following a Minor Service Extension.

***Equivalent Tenement*** means a measure of the demand (as determined by Sydney Water) that will be placed on its Water Supply System or Sewerage System by a Property being connected to those systems following a Minor Service Extension expressed as a unit of the additional demand placed on those systems above the demand placed by an average Residential Property (where “average Residential Property” is determined by Sydney Water from time to time).

***Year*** means a period of twelve months commencing 1 July and ending on 30 June in the ensuing calendar year.



$\theta\text{CPI}_A$  is:

- (A) the CPI as at March in the Year immediately following the Availability Date  
divided by:
- (B) the CPI as at March in the Year of the Availability Date.

$\theta\text{CPI}_B$  is:

- (A) the CPI as at March in the Year immediately preceding the Connection Date  
divided by
- (B) the CPI as at March in the Year immediately preceding the Year in paragraph (A) above.

"..." denotes:

- (A) the number of Years between the Year following the Availability Date and the Connection Date; and
- (B) that in each of the Years in paragraph (A) there is to be applied an index which is:
  - (i) the CPI as at March of that Year;

divided by

- (ii) the CPI as at March of the Year immediately preceding the Year in paragraph (i) above.

## 4 Worked example

For example, if the proposed Availability Date for a Property is January 2012, and the Connection Date for that Property is May 2016, the charge under clause 2(b) of this schedule is calculated by applying the formula in clause 3(c) of this schedule as follows:

$$P_{\text{example}} = \text{Connection price}_{2012} \times (\theta\text{CPI}_{2013}) \times (\theta\text{CPI}_{2014}) \times (\theta\text{CPI}_{2015})$$

Where:

$P_{\text{example}}$  means the price that may be levied by Sydney Water in this example

$\text{Connection price}_{2012}$  means the price for connection at the Availability Date, which is the amount derived from  $\left[ \frac{(PV(K) - PV(R - C))}{PV(S)} \right]$

$$\theta\text{CPI}_{2013} = \left( \frac{CPI_{\text{Mar}2013}}{CPI_{\text{Mar}2012}} \right)$$

$$\theta CPI_{2014} = \left( \frac{CPI_{Mar2014}}{CPI_{Mar2013}} \right)$$

$$\theta CPI_{2015} = \left( \frac{CPI_{Mar2015}}{CPI_{Mar2014}} \right)$$

Assume in this example PV(S) is calculated in the following way:

Sydney Water estimates that the total Equivalent Tenements for the minor service extension is 20. S is so much of the 20 Equivalent Tenements that Sydney Water estimates is attributable to connections in each of the following Years.

If 10 Equivalent Tenements were expected to connect to the system in the first Year it became available, 4 in the next and the remaining 6 in the third, then applying a discount rate of 7%:

$$PV(S) = 10 + \frac{4}{1.07} + \frac{6}{1.07^2} \approx 18.98$$

## Schedule 8 Definitions and interpretation

### 1 Definitions

#### 1.1 General definitions

**Application Date** is the date on which a person applies in writing to Sydney Water for a Minor Service Extension.

**Availability Date** is the date on which a Property is capable of being connected to the Water Supply System and/or Sewerage System, following a Minor Service Extension, irrespective of whether the Property is connected on that date.

**Backpackers Hostel** means a premises that:

- (a) generally offers short-term tourist and visitor accommodation on a bed basis (rather than by room); and
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry.

**Billing Cycle** means each Quarter during a Period.

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

**Commencement Date** means the Commencement Date defined in clause 2.2 of the Preliminary section of this determination.

**Commercial Customer** has the meaning given to that term in the Trade Waste Policy.

**Common Meter** means a Meter which services a Multi Premises, where the Meter measures the water usage at that Multi Premises but not at each relevant Property located on or within that Multi Premises.

**Community Development Lot** has the meaning given to that term under the *Community Land Development Act 1989*.

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

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

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

**Connection Date** means the date on which a Property is connected to the Water Supply System and/or Sewerage System, following a Minor Service Extension.

**Determination No. 1, 2008** means IPART's Determination No. 1, 2008 entitled 'Prices for Sydney Water Corporation water, sewerage, stormwater and other services'.

**Discharge Allowance** means, in relation to a Meter Reading Period:

- (a) from the Commencement Date to 30 June 2013, 1.233kL per day;
- (b) from 1 July 2013 to 30 June 2014, 1.096kL per day;
- (c) from 1 July 2014 to 30 June 2015, 0.959kL per day;
- (d) from 1 July 2015 to 30 June 2016, 0.822kL per day,

multiplied by the number of days in that Meter Reading Period (where a Meter Reading Period traverses more than one of these periods, the Discharge Allowance is calculated by multiplying the allowance for each such period by the number of days in the Meter Reading Period that fall within such period, and aggregating those amounts). In the case of a Multi Premises, the allowance applies to the entire Multi Premises and, for avoidance of doubt, is not to be multiplied by the number of Properties within that Multi Premises.

**DF or Discharge Factor** means:

- (a) in relation to a Property (including a Property within a Multi Premises) with an Individual Meter or multiple Individual Meters, the percentage of water supplied to that Property which Sydney Water assesses or deems to be discharged into the Sewerage System; and
- (b) in relation to a Property within a Multi Premises with a Common Meter or multiple Common Meters, the percentage of water supplied to that Multi Premises which Sydney Water assesses or deems to be discharged into the Sewerage System.

**Exempt Land** means land described in part 1, schedule 2 (and not described in part 2, schedule 2) of the *Sydney Water Act 1994*.

**Filtered Water** means water that has been treated at a water filtration plant and includes water treated and produced by the Sydney Desalination Plant.

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

**Hotel or Motel** means a building or place that:

- (a) generally provides temporary or short-term accommodation on a room or self-contained suite basis; and
- (b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles.

**Individual Meter** means a Meter which services a Property, where the Meter measures the water usage at that Property.

**Industrial Customer** has the meaning given to that term in the Trade Waste Policy.

**Infrastructure Service** has the meaning given to that term in the *Water Industry Competition Act 2006*.

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

**IPART Act** has the meaning given in clause 1.1 of the Preliminary section of this determination.

**kL** means kilolitre or one thousand litres.

**Land Size** means the total size of the land (in m<sup>2</sup>) on which a Property is located.

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

**Meter** means an apparatus for the measurement of water usage.

**Meter Reading Period** means a period equal to the number of days between:

- (a) the date on which the Meter was last read (or taken to have been read) by Sydney Water; and
- (b) the date on which the Meter was read (or taken to have been read) by Sydney Water immediately preceding the date in paragraph (a).

**Metered Multi Premises** means a Multi Premises that is serviced by a Meter.

**Metered Non Residential Property** means a Non Residential Property that is serviced by a Meter.

**Metered Property** means a Metered Residential Property or a Metered Non Residential Property.

**Metered Residential Property** means a Residential Property that is serviced by a Meter.

**Metered Standpipe** means a metered device for connecting to the Water Supply System to enable water to be extracted.

**Minor Service Extension** means a service provided by Sydney Water to extend the Sewerage System and/or the Water Supply System to Properties which are not connected to the Sewerage System and the Water Supply System where the owners of those Properties (which are capable of being connected) request to be connected to the Sewerage System and/or the Water Supply System.

**Mixed Multi Premises** means a Multi Premises which contains both Residential Properties and Non Residential Properties.

**Monopoly Services** means the Monopoly Services defined in clause 1.3 of the Preliminary section of this determination.

**Multi Premises** means a premises where there are two or more Properties.

**Network Operator's Licence** has the meaning given in the *Water Industry Competition Act 2006*.

**New Property** means a Property within the Rouse Hill Area that is first connected to the Water Supply System on or after 1 July 2012. A Property is first connected to the Water Supply System when:

- (a) an Individual Meter is installed to service that Property; or
- (b) a Common Meter is installed to service the Multi Premises of which the Property forms a part,

as the case may be.

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

**Non Residential Property** means a Property that is not:

- (a) a Residential Property;
- (b) Vacant Land; or
- (c) a Boarding House.

**Order** means the Order defined in clause 1.3 of the Preliminary section of this determination and published in Government Gazette No. 18, on 14 February 1997.

**Owners Corporation** has the meaning given to that term under the *Strata Schemes Management Act 1996*.

**Period** means:

- (a) the Commencement Date to 30 June 2013;
- (b) 1 July 2013 to 30 June 2014;
- (c) 1 July 2014 to 30 June 2015; or
- (d) 1 July 2015 to 30 June 2016 (as the case may be).

**Property** means:

- (a) a Strata Title Lot;
- (b) a Company Title Dwelling;
- (c) a Community Development Lot;
- (d) a building or part of a building used, or available to be used, as a separate place of domicile or separate place of business;
- (e) land;
- (f) a Hotel or Motel;
- (g) a Backpackers Hostel; or
- (h) a Boarding House.

**Quarter** means a consecutive period of three months ending on 31 March, 30 June, 30 September or 31 December, as the case may be.

**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 Australian Drinking Water Guidelines.

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

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

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

**Room** means a room within a Boarding House that may be let to a tariff paying occupant.

**Rouse Hill Recycled Water Plant** means the sewage treatment and recycling plant located in Rouse Hill which supplies Recycled Water to parts of Acacia Gardens, Beaumont Hills, Castle Hill, Glenwood, Kellyville, Kellyville Ridge, Parklea, Quakers Hill, Stanhope Gardens, The Ponds, Rouse Hill and surrounding areas.

**Rouse Hill Area** means the area in the map in Attachment A that is bounded by the dark blue line, excluding that area bounded by a light green line until such time as that area is redeveloped to form part of the Rouse Hill Area.

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

**SDP Determination** means:

- (a) IPART's Determination No. 2, 2011 entitled 'Prices for Sydney Desalination Plant Pty Limited's Water Supply Services'; or
- (b) if IPART's Determination No. 2, 2011 has been replaced, the determination in force at the relevant time which sets maximum prices for SDP's water supply services.

**Sewerage System** means the sewerage system of Sydney Water.

**Stormwater Drainage Area** has the meaning given to that term under the *Sydney Water Act 1994*.

**Strata Title Building** means a building that is subject to a strata scheme under the *Strata Schemes (Freehold Development) Act 1973*.

**Strata Title Lot** means a lot as defined under the *Strata Schemes (Freehold Development) Act 1973*.

**Sydney Desalination Plant** means the desalination plant located at Kurnell and associated infrastructure covered by SDP's Network Operator's licence.

**Sydney Water** means Sydney Water Corporation, as defined in clause 1.2 of the Preliminary section of this determination, constituted under the *Sydney Water Act 1994*.

**Trade Waste Policy** means Sydney Water's *Trade Waste Policy* as amended from time to time.

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

**Unmetered Property** means a Property that is not serviced by a Meter.

**Vacant Land** means land with no capital improvements and no connection to the Water Supply System.



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

## 1.2 Consumer Price Index

$$(a) \Delta CPI_1 = \left( \frac{AdjustedCPI_{March2013}}{AdjustedCPI_{March2012}} \right) - 1$$

$$\Delta CPI_2 = \left( \frac{AdjustedCPI_{March2014}}{AdjustedCPI_{March2012}} \right) - 1$$

$$\Delta CPI_3 = \left( \frac{AdjustedCPI_{March2015}}{AdjustedCPI_{March2012}} \right) - 1$$

each as calculated and notified by IPART, where:

- (1) AdjustedCPI means CPI less Carbon Price Impact;
  - (2) CPI means the consumer price index, All Groups index number for the weighted average of eight capital cities as 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;
  - (3) Carbon Price Impact means:
    - (A) the impact of the Carbon Price on the CPI as estimated and published by the Australian Bureau of Statistics; or
    - (B) if the Australian Bureau of Statistics does not publish an estimate of the impact of the Carbon Price on the CPI, the impact of the Carbon Price on the CPI as estimated and published by the Reserve Bank of Australia; or
    - (C) if neither the Australian Bureau of Statistics nor the Reserve Bank of Australia publishes an estimate of the impact of the Carbon Price on the CPI, the impact of the Carbon Price on the CPI as published by the Commonwealth Treasury in *Strong growth, low pollution: modelling a carbon price - update* (2011), Commonwealth Treasury, as updated from time to time; and
  - (4) Carbon Price means the carbon price scheme implemented under the *Clean Energy Act 2011* (Cth) and associated legislation (including the related amendments to the *Fuel Tax Act 2006* (Cth), *Excise Tariff Act 1921* (Cth) and *Customs Tariff Act 1995* (Cth)).
- (b) The subtext (for example <sub>March2013</sub>) when used in relation to the AdjustedCPI in paragraph (a) above refers to the each of the CPI and Carbon Price Impact for the quarter and year indicated (in the example, the March quarter for 2013).

## **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, annexure, clause or table is a reference to a schedule, annexure, clause or table to this determination unless otherwise indicated;
- (c) a construction that would promote the 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 importing the singular include the plural and vice versa;
- (e) a reference to a law or statute includes regulations, rules, codes and other instruments under it and consolidations, amendments, re-enactments or replacements of them;
- (f) where a word is defined, other grammatical forms of that word have a corresponding meaning;
- (g) a reference to a day is to a calendar day;
- (h) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including, but not limited to, persons taking by novation), replacements and assigns;
- (i) a reference to an officer includes a reference to the officer which replaces it or which substantially succeeds to its powers or functions;
- (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.

### **2.2 Explanatory notes, simplified outline, examples and clarification notice**

- (a) Explanatory notes, simplified outlines 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 or to clarify any part of this determination. Such a clarification notice is taken to form part of this determination.

### **2.3 Prices exclusive of GST**

Prices or charges specified in this determination do not include GST.

### **2.4 Billing**

- (a) For the avoidance of doubt nothing in this determination affects when Sydney Water may issue a bill to a customer for prices or charges under this determination.
- (b) If a Meter Reading Period commences before the Commencement Date and ends after the Commencement Date, the water usage charge or sewerage usage charge applying to the whole of that Meter Reading Period is the charge calculated under Determination No. 1, 2008.
- (c) Subject to clause 2.4(b) above, if a Meter Reading Period traverses more than one Period, Sydney Water must levy any charge applying in this determination on a pro-rata basis.

### **2.5 Apparatus for checking quantity of water used**

For the purposes of this determination, where an apparatus is used by Sydney Water to check on the quantity of water use recorded by a Meter, that apparatus will not fall within the definition of a 'Meter'.

## Schedule 9 Statement of reasons why IPART has chosen to set a methodology for fixing a maximum price

Under section 13A of the IPART Act, IPART may fix maximum prices, or may set a methodology for fixing maximum prices, for the Monopoly Services.

In this determination, IPART has set a methodology for fixing the maximum prices that Sydney Water may charge as service charges for:

- (a) water supply services in schedule 1; and
- (b) Minor Service Extensions in schedule 7.

### *Methodology to fix maximum prices for water supply services in schedule 1*

Over each Period, Sydney Water will purchase bulk water from the Sydney Catchment Authority and, when dam storage levels fall below 70% until dam storage levels reach 80%, from SDP.

The SDP Determination sets different prices depending on the desalination plant's mode of operation. It is impractical to make a determination of water supply service charges directly fixing a maximum price. Instead, a methodology is required to allow Sydney Water to pass through to customers the costs incurred when the desalination plant is in its different modes of operation.

IPART has adopted such a methodology to ensure that the prices charged to consumers by Sydney Water reflect the actual price that it pays SDP for water. The methodology adopted by IPART in schedule 1 permits an adjustment of the water service charge to reflect the actual price of water supplied by SDP to Sydney Water under the SDP Determination, which depends on the mode of operation of the desalination plant.

### *Methodology to fix maximum prices for Minor Service Extensions in schedule 7*

The methodology set out in schedule 7 has been adopted to fix maximum prices for Minor Service Extensions. This methodology:

- (a) allows the capital costs of Minor Service Extensions to be divided amongst benefiting properties; and
- (b) adjusts the charge to reflect the timing of connection to the Water Supply System or Sewerage System.

It is impractical to directly fix a maximum price which would allow for (a) and (b) above, and it is for this reason that IPART has adopted the methodology referred to above.

## Attachment A Rouse Hill Area



Rouse Hill Area

- Rouse Hill Area
- Properties excluded until redeveloped

