

# **Sydney Water Corporation**

Maximum prices for water, sewerage, stormwater drainage and other services from 1 July 2016

**Water — Determination**  
June 2016



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**Determination No. 5, 2016**

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# Preliminary

## 1 Background

- (a) 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.
- (b) Sydney Water Corporation (**Sydney Water**) is listed as a government agency in Schedule 1 of the IPART Act.
- (c) 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:
  - (1) water supply services;
  - (2) sewerage services;
  - (3) stormwater drainage services;
  - (4) trade waste services;
  - (5) 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;
  - (6) 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 subclauses (1) to (5) above; and
  - (7) other water supply, sewerage and drainage services for which no alternative supply exists,(together, the **Monopoly Services**).
- (d) Under section 13(6) of the IPART Act, IPART may limit an investigation and report with respect to a government monopoly service to a part or category of that service or to a particular period during which that service is provided or in any other manner.

## 2 Application of this determination

- (a) Under sections 11 and 13A of the IPART Act, this determination fixes the maximum prices, or sets a methodology for fixing the maximum prices, that Sydney Water may levy for supplying the Monopoly Services referred to in clause 6 of the Preliminary section of this determination.

- (b) Maximum prices under this determination for the supply by Sydney Water of the following services to any Large Non Residential Property do not apply to the extent that pricing for those services is agreed (other than under the Customer Contract), in writing, by Sydney Water and the owner of that Property, for the term of the agreement:
  - (1) water supply service (other than any Rouse Hill Recycled Water Supply Service and Minor Service Extension); and
  - (2) sewerage service (other than any Minor Service Extension).
- (c) Maximum prices under 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 of the *Water Industry Competition Act 2006* (NSW) (**WIC Act**) or an access determination under section 40 of the WIC Act.
- (d) This determination commences on the later of:
  - (1) 1 July 2016; and
  - (2) the date that it is published in the NSW Government Gazette, (**Commencement Date**).
- (e) The maximum prices set out in, or calculated in accordance with, this determination apply from the Commencement Date to 30 June 2020. The maximum prices prevailing at 30 June 2020, as set out in, or calculated in accordance with, this determination, continue to apply beyond 30 June 2020 until this determination is replaced.
- (f) 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, 2012

This determination replaces Determination No. 1, 2012 from the Commencement Date. Subject to clauses 2.5(b) and 2.5(c) of schedule 9, the replacement does not affect anything done or omitted to be done, or rights or obligations accrued, under Determination No. 1, 2012 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

- (a) 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:
  - (1) an Advanced Water Treatment Plant with interconnecting systems from Penrith, St Marys and Quakers Hill Sewage Treatment Plants;
  - (2) associated infrastructure and a pipeline from the treatment plant; and
  - (3) a pilot plant at St Mary's Sewage Treatment Plant and associated infrastructure.
- (b) 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:
  - (1) entering into agreements for the supply of recycled water to foundation customers;
  - (2) purchasing recycled water from a private recycled water supplier for supply to customers; and
  - (3) 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.

- (c) On 24 January 2014, IPART received a letter from the then Minister for Finance and Services directing IPART, under section 16A of the IPART Act, to include, when determining prices, an amount representing Sydney Water's efficient costs of complying with requirements to undertake stormwater amplification works and construct interconnected stormwater infrastructure in connection with the Green Square development. This includes:
  - (1) amplification works of Sydney Water's existing Victoria Park branch of the Sheas Creek stormwater system; and
  - (2) the construction of interconnected stormwater (and associated) infrastructure (including stormwater infrastructure constructed by Sydney Water on behalf of the City of Sydney) to provide a drainage system to accommodate the Green Square development.
- (d) In determining the pricing for the Monopoly Services to which this determination applies, IPART has had regard to a broad range of matters, including:
  - (1) the directions issued under section 16A of the IPART Act; and
  - (2) the matters set out in section 15(1) of the IPART Act.
- (e) In accordance with section 13A of the IPART Act, IPART has fixed the maximum price for some of Sydney Water's Monopoly Services or has set a methodology for fixing the maximum price for some of Sydney Water's Monopoly Services, as appropriate. As required by section 13A(3) of the IPART Act, where IPART has set a methodology for fixing a maximum price, its reasons for doing so are set out in schedule 10.

## 6 Pricing schedules

- (a) Schedule 1 and the tables in that schedule set out the methodology for fixing the maximum prices that Sydney Water may levy for supplying water supply services, other than any:
  - (1) Recycled Water Supply Services;
  - (2) Rouse Hill Recycled Water Supply Services; or
  - (3) Minor Service Extensions.
- (b) Schedule 2 and the tables in that schedule set out the maximum prices that Sydney Water may levy for supplying sewerage services, other than any Minor Service Extensions.
- (c) Schedule 3 and the table in that schedule set out the maximum prices that Sydney Water may levy for supplying stormwater drainage services other than any:
  - (1) Rouse Hill Stormwater Drainage Services; or
  - (2) Kellyville Village Stormwater Drainage Services.

- (d) Schedule 4 and the tables in that schedule set out the maximum prices that Sydney Water may levy for supplying:
  - (1) Rouse Hill Stormwater Drainage Services; and
  - (2) Kellyville Village Stormwater Drainage Services.
- (e) Schedule 5 and the table in that schedule set out the maximum prices that Sydney Water may levy for supplying Rouse Hill Recycled Water Supply Services.
- (f) Schedule 6 and the tables in that schedule set out the maximum prices that Sydney Water may levy for supplying trade waste services.
- (g) Schedule 7 and the table in that schedule set out the maximum prices that Sydney Water may levy for supplying 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 subclauses 1(c)(1) to 1(c)(5) of the Preliminary section of this determination.
- (h) Schedule 8 sets out the methodology for fixing the maximum prices that Sydney Water may levy for supplying Minor Service Extensions, other than Minor Service Extensions that relate to Recycled Water Supply Services.

## **7 Definitions and interpretation**

Definitions and interpretation provisions used in this determination are set out in schedule 9.

## Schedule 1 Water supply services

### 1 Application of schedule

- (a) Schedule 1 sets the methodology for fixing the maximum prices that Sydney Water may levy for supplying services under paragraph 3(a) of the Order (water supply services), other than any:
  - (1) Recycled Water Supply Services;
  - (2) Rouse Hill Recycled Water Supply Services; or
  - (3) Minor Service Extensions,  
(Schedule 1 Services).
- (b) Maximum prices for Schedule 1 Services supplied by Sydney Water to any Large Non Residential Property do not apply to the extent that pricing for such supply is agreed (other than under the Customer Contract), in writing, by Sydney Water and the owner of that Property, for the term of the agreement.

### 2 Treatment of specific categories of Properties

For the purpose of Sydney Water levying prices for Schedule 1 Services:

- (a) Each Property serviced by one or more Individual Meters within a Multi Premises is to be treated as a single Metered Property.
- (b) Two Residential Dual Occupancy Properties on the same premises which are serviced by a single Common Meter are to be treated together as a single Metered Residential Property.
- (c) Each Residential Dual Occupancy Property on the same premises which is serviced by more than one Common Meter is to be treated as a single Metered Residential Property.  
  
[Note: Each Residential Dual Occupancy Property on the same premises that is serviced by one or more Individual Meters is to be treated as a single Metered Residential Property.]
- (d) Each residential Joint Water Supply Services Property that is directly connected to the Water Supply System is to be treated as a single Metered Residential Property.
- (e) Each non residential Joint Water Supply Services Property (other than a Non Residential Multi Premises Joint Water Supply Services Property) that is directly connected to the Water Supply System is to be treated as a single Metered Non Residential Property.
- (f) Each Joint Water Supply Services Property (other than a Non Residential Multi Premises Joint Water Supply Services Property) that is not directly connected to the Water Supply System is to be treated as a Property serviced by a single 20 mm Meter.

- (g) All Non Residential Multi Premises Joint Water Supply Services Properties that receive Joint Water Supply Services from the same connection point are to be treated together as a single Metered Non Residential Multi Premises.

### **3 Maximum prices for water supply services to Metered Residential Properties, Metered Properties within a Mixed Multi Premises and Metered Small Boarding Houses**

#### **3.1 Application of clause**

Clause 3 applies to each of the following Properties that are connected to the Water Supply System:

- (a) Metered Residential Properties;
- (b) Metered Properties within a Mixed Multi Premises (including Metered Non Residential Properties within a Mixed Multi Premises); and
- (c) Metered Small Boarding Houses.

#### **3.2 Maximum prices for Metered Residential Properties, Metered Properties within a Mixed Multi Premises and Metered Small Boarding Houses**

The maximum price that Sydney Water may levy for supplying Schedule 1 Services to each Property under clause 3, is the sum of:

- (a) the water supply service charge levied in accordance with clause 3.3 of schedule 1 corresponding to the applicable Period; and
- (b) the water usage charge levied in accordance with clause 5 of schedule 1.

#### **3.3 Maximum water supply service charge for Metered Residential Properties, Metered Properties within a Mixed Multi Premises and Metered Small Boarding Houses**

The maximum water supply service charge that Sydney Water may levy for supplying Schedule 1 Services to each Property under clause 3, for each Period, is:

$$SC = MC + \Delta SC_{SDP} + \Delta SC_{WNSW}$$

Where:

SC = the maximum water supply service charge.

MC = the meter connection charge for a 20 mm Meter in Table 1 corresponding to the applicable Period in that table.

$\Delta SC_{SDP}$  = the adjustment to the water supply service charge calculated in accordance with clause 9 of schedule 1 corresponding to the applicable Period.

$\Delta SC_{WNSW}$  = the adjustment to the water supply service charge calculated in accordance with clause 10 of schedule 1 corresponding to the applicable Period.

#### **4 Maximum prices for water supply services to Metered Non Residential Properties (other than Metered Non Residential Properties within a Mixed Multi Premises), Metered Large Boarding Houses and Metered Standpipes**

##### **4.1 Application of clause**

Clause 4 applies to each of the following that are connected to the Water Supply System:

- (a) Metered Non Residential Properties (other than Metered Non Residential Properties within a Mixed Multi Premises);
- (b) Metered Large Boarding Houses; and
- (c) Metered Standpipes.

##### **4.2 Maximum prices for Metered Non Residential Properties (other than a Metered Non Residential Property within a Mixed Multi Premises), Metered Large Boarding Houses and Metered Standpipes**

The maximum price that Sydney Water may levy for supplying Schedule 1 Services to each Property under clause 4, is the sum of:

- (a) the water supply service charge levied in accordance with clause 4.3 of schedule 1 corresponding to the applicable Period; and
- (b) the water usage charge levied in accordance with clause 5 of schedule 1.

##### **4.3 Maximum water supply service charge for Metered Non Residential Properties (other than Metered Non Residential Properties within a Mixed Multi Premises), Metered Large Boarding Houses and Metered Standpipes**

The maximum water supply service charge that Sydney Water may levy for supplying Schedule 1 Services to each Property or Metered Standpipe (as the case may be) under clause 4, for each Period, is:

$$SC = (MC + \Delta SC_{SDP} + \Delta SC_{WNSW}) \times \frac{1}{n}$$



Where:

**SC** = the maximum water supply service charge.

**MC** = the meter connection charge calculated as the sum of the meter connection charges in Table 1, for each Meter that services the Property or Metered Standpipe (as the case may be) corresponding to the applicable Meter size and Period in that table.

**[Note:** For a Non Residential Property within a Non Residential Multi Premises, “*each Meter that services the Property*” refers to:

- (1) in the case of a Non Residential Property serviced by one or more Individual Meters, the Individual Meters servicing the Non Residential Property; and
- (2) in all other cases, the Common Meters servicing the Non Residential Multi Premises in which the relevant Non Residential Property is located.]

**$\Delta SC_{SDP}$**  = the adjustment to the water supply service charge calculated in accordance with clause 9 of schedule 1 corresponding to the applicable Period.

**$\Delta SC_{WNSW}$**  = the adjustment to the water supply service charge calculated in accordance with clause 10 of schedule 1 corresponding to the applicable Period.

**n** =

- (1) for each Property serviced by one or more Individual Meters or the Metered Standpipe, 1; and
- (2) for all other Properties, the total number of Properties that are serviced by the same Common Meter or multiple Common Meters.

## 5 Maximum water usage charge

- (a) The maximum water usage charge that Sydney Water may levy for supplying Schedule 1 Services to each Property, Metered Multi Premises or Metered Standpipe under clause 3 or 4 of schedule 1, is the sum of the following:
  - (1) the water usage charge for Filtered Water in Table 3, corresponding to the applicable Period in that table, multiplied by each kL of Filtered Water supplied to that Property, Metered Multi Premises or Metered Standpipe (as the case may be) during the relevant Meter Reading Period;
  - (2) the water usage charge for Unfiltered Water in Table 4, corresponding to the applicable Period in that table, multiplied by each kL of Unfiltered Water supplied to that Property, Metered Multi Premises or Metered Standpipe (as the case may be) during the relevant Meter Reading Period; and
  - (3) only when the Sydney Desalination Plant is operating pursuant to the Sydney Desalination Plant Operation Requirement, the

SDP uplift to water usage charge for Filtered Water in Table 3, corresponding to the applicable Period in that table, multiplied by each kL of Filtered Water supplied to that Property, Metered Multi Premises or Metered Standpipe (as the case may be) during the relevant Meter Reading Period.

- (b) The water usage charge for a Property serviced by one or more Individual Meters is to be levied on the owner of that Property.
- (c) The water usage charge for a Property serviced by one or more Common Meters (other than a Joint Services Property) 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.
- (d) The water usage charge for a Joint Services Property is to be levied on:
  - (1) where a Property is directly connected to the Water Supply System, the owner of that Property; or
  - (2) where a Multi Premises is directly connected to the Water Supply System:
    - (A) in the case of a Strata Title Building, the Owners Corporation of that Strata Title Building; or
    - (B) in the case of a Community Parcel, the owner of that Community Parcel; or
    - (C) in the case of a Company Title Building, the owner of that Company Title Building; or
    - (D) in any other case, the owner of that Multi Premises.

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

The maximum price that Sydney Water may levy for supplying Schedule 1 Services to each Unmetered Property that is connected to the Water Supply System is the water supply service charge calculated as follows, for each Period:

$$SC = (UMC + \Delta SC_{SDP} + \Delta SC_{WNSW})$$

Where:

SC = the maximum water supply service charge.

UMC = the water supply service charge for Unmetered Properties in Table 2 corresponding to the applicable Period in that table.

$\Delta SC_{SDP}$  = the adjustment to the water supply service charge calculated in accordance with clause 9 of schedule 1 corresponding to the applicable Period.

$\Delta SC_{WNSW}$  = the adjustment to the water supply service charge calculated in accordance with clause 10 of schedule 1 corresponding to the applicable Period.

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

The maximum water supply service charge and water usage charge that Sydney Water may levy for each Property not connected to the Water Supply System is zero for each Period.

## **8 Maximum prices for water supply services to Exempt Land**

The maximum price that Sydney Water may levy for supplying Schedule 1 Services to each parcel of Exempt Land that is connected to the Water Supply System and is serviced by one or more Meters is the water usage charge calculated as the sum of:

- (a) the water usage charge for Filtered Water in Table 3, corresponding to the applicable Period in that table, multiplied by each kL of Filtered Water supplied to that parcel of Exempt Land during the relevant Meter Reading Period;
- (b) the water usage charge for Unfiltered Water in Table 4, corresponding to the applicable Period in that table, multiplied by each kL of Unfiltered Water supplied to that parcel of Exempt Land during the relevant Meter Reading Period; and
- (c) only when the Sydney Desalination Plant is operating pursuant to the Sydney Desalination Plant Operation Requirement, the SDP uplift to water usage charge for Filtered Water in Table 3, corresponding to the applicable Period in that table, multiplied by each kL of Filtered Water supplied to that parcel of Exempt Land during the relevant Meter Reading Period.

## 9 Adjustment to the water supply service charge to reflect charges paid by Sydney Water to SDP under the SDP Determination

For the purpose of calculating the water supply service charge under clauses 3.3, 4.3 and 6 of schedule 1:

(a) For the Period from the Commencement Date to 30 June 2017:

$$\Delta SC_{SDP}=0$$

(b) For the Period from 1 July 2017 to 30 June 2018:

$$\Delta SC_{SDP} = \frac{X_{2016-17} - W_{2016-17} - \$193,975,820 - (\$62.68 \times Y_{2016-17})}{2,025,784} \times 1.059 \times (1+\Delta CPI_1) \times \frac{Z}{400}$$

Where:

$X_{2016-17}$  = the charges paid, and reasonably forecast to be paid, by Sydney Water to SDP under the SDP Determination for the Period from 1 July 2016 to 30 June 2017.

$W_{2016-17}$  = the revenue raised, and reasonably forecast to be raised, by Sydney Water as a result of Sydney Water levying the Sydney Desalination Plant Uplift Charge for the Period from 1 July 2016 to 30 June 2017.

$Y_{2016-17}$  = the quantity of water (in ML) supplied, and reasonably forecast to be supplied, by SDP to Sydney Water from the Sydney Desalination Plant for the Period from 1 July 2016 to 30 June 2017.

$Z$  =

- (1) for all Metered Residential Properties, Unmetered Properties, Metered Properties within a Mixed Multi Premises (including Metered Non Residential Properties within a Mixed Multi Premises) and Metered Small Boarding Houses, 400; and
- (2) for all Metered Non Residential Properties (other than Metered Non Residential Properties within a Mixed Multi Premises), Metered Large Boarding Houses and Metered Standpipes, the sum of the square of the size of each Meter (in millimetres) that services the Property or Metered Standpipe (as the case may be).

(c) For the Period from 1 July 2018 to 30 June 2019:

$$\Delta SC_{SDP} = \frac{\left( \frac{X_{2017-18} - W_{2017-18}}{1+\Delta CPI_1} \right) - \$193,975,820 - (\$62.88 \times Y_{2017-18})}{2,051,057} \times 1.059 \times (1+\Delta CPI_2) \times \frac{Z}{400}$$

Where:

$X_{2017-18}$  = the charges paid, and reasonably forecast to be paid, by Sydney Water to SDP under the SDP Determination for the Period from 1 July 2017 to 30 June 2018.

$W_{2017-18}$  = the revenue raised, and reasonably forecast to be raised, by Sydney Water as a result of Sydney Water levying the Sydney Desalination Plant Uplift Charge for the Period from 1 July 2017 to 30 June 2018.

$Y_{2017-18}$  = the quantity of water (in ML) supplied, and reasonably forecast to be supplied, by SDP to Sydney Water from the Sydney Desalination Plant for the Period from 1 July 2017 to 30 June 2018.

$Z$  =

- (1) for all Metered Residential Properties, Unmetered Properties, Metered Properties within a Mixed Multi Premises (including Metered Non Residential Properties within a Mixed Multi Premises) and Metered Small Boarding Houses, 400; and
- (2) for all Metered Non Residential Properties (other than Metered Non Residential Properties within a Mixed Multi Premises), Metered Large Boarding Houses and Metered Standpipes, the sum of the square of the size of each Meter (in millimetres) that services the Property or Metered Standpipe (as the case may be).

(d) For the Period from 1 July 2019 to 30 June 2020:

$$\Delta SC_{SDP} = \frac{\left( \frac{X_{2018-19} - W_{2018-19}}{1 + \Delta CPI_2} \right) - \$193,975,820 - (\$62.75 \times Y_{2018-19})}{2,076,809} \times 1.059 \times (1 + \Delta CPI_3) \times \frac{Z}{400}$$

Where:

$X_{2018-19}$  = the charges paid, and reasonably forecast to be paid, by Sydney Water to SDP under the SDP Determination for the Period from 1 July 2018 to 30 June 2019.

$W_{2018-19}$  = the revenue raised, and reasonably forecast to be raised, by Sydney Water as a result of Sydney Water levying the Sydney Desalination Plant Uplift Charge for the Period from 1 July 2018 to 30 June 2019.

$Y_{2018-19}$  = the quantity of water (in ML) supplied, and reasonably forecast to be supplied, by SDP to Sydney Water from the Sydney Desalination Plant for the Period from 1 July 2018 to 30 June 2019.

**Z =**

- (1) for all Metered Residential Properties, Unmetered Properties, Metered Properties within a Mixed Multi Premises (including Metered Non Residential Properties within a Mixed Multi Premises) and Metered Small Boarding Houses, 400; and
- (2) for all Metered Non Residential Properties (other than Metered Non Residential Properties within a Mixed Multi Premises), Metered Large Boarding Houses and Metered Standpipes, the sum of the square of the size of each Meter (in millimetres) that services the Property or Metered Standpipe (as the case may be).

## **10 Adjustment to the water supply service charge to reflect charges paid by Sydney Water to Water NSW for the Shoalhaven Transfer under the Water NSW Determination**

For the purpose of calculating the water supply service charge under clauses 3.3, 4.3 and 6 of schedule 1:

- (a) For the Period from the Commencement Date to 30 June 2017:

$$\Delta SC_{WNSW}=0$$

- (b) For the Period from 1 July 2017 to 30 June 2018:

$$\Delta SC_{WNSW} = \frac{V_{2016-17}}{2,025,784} \times 1.059 \times (1+\Delta CPI_1) \times \frac{Z}{400}$$

Where:

$V_{2016-17}$  = the charges paid, and reasonably forecast to be paid, by Sydney Water to Water NSW for the Shoalhaven Transfer under the Water NSW Determination for the Period from 1 July 2016 to 30 June 2017.

**Z =**

- (1) for all Metered Residential Properties, Unmetered Properties, Metered Properties within a Mixed Multi Premises (including Metered Non Residential Properties within a Mixed Multi Premises) and Metered Small Boarding Houses, 400; and
- (2) for all Metered Non Residential Properties (other than Metered Non Residential Properties within a Mixed Multi Premises), Metered Large Boarding Houses and Metered Standpipes, the sum of the square of the size of each Meter (in millimetres) that services the Property or Metered Standpipe (as the case may be).

(c) For the Period from 1 July 2018 to 30 June 2019:

$$\Delta SC_{WNSW} = \frac{V_{2017-18}}{2,051,057} \times 1.059 \times \left( \frac{1+\Delta CPI_2}{1+\Delta CPI_1} \right) \times \frac{Z}{400}$$

Where:

$V_{2017-18}$  = the charges paid, and reasonably forecast to be paid, by Sydney Water to Water NSW for the Shoalhaven Transfer under the Water NSW Determination for the Period from 1 July 2017 to 30 June 2018.

$Z$  =

- (1) for all Metered Residential Properties, Unmetered Properties, Metered Properties within a Mixed Multi Premises (including Metered Non Residential Properties within a Mixed Multi Premises) and Metered Small Boarding Houses, 400; and
- (2) for all Metered Non Residential Properties (other than Metered Non Residential Properties within a Mixed Multi Premises), Metered Large Boarding Houses and Metered Standpipes, the sum of the square of the size of each Meter (in millimetres) that services the Property or Metered Standpipe (as the case may be).

(d) For the Period from 1 July 2019 to 30 June 2020:

$$\Delta SC_{WNSW} = \frac{V_{2018-19}}{2,076,809} \times 1.059 \times \left( \frac{1+\Delta CPI_3}{1+\Delta CPI_2} \right) \times \frac{Z}{400}$$

Where:

$V_{2018-19}$  = the charges paid, and reasonably forecast to be paid, by Sydney Water to Water NSW for the Shoalhaven Transfer under the Water NSW Determination for the Period from 1 July 2018 to 30 June 2019.

$Z$  =

- (1) for all Metered Residential Properties, Unmetered Properties, Metered Properties within a Mixed Multi Premises (including Metered Non Residential Properties within a Mixed Multi Premises) and Metered Small Boarding Houses, 400; and
- (2) for all Metered Non Residential Properties (other than Metered Non Residential Properties within a Mixed Multi Premises), Metered Large Boarding Houses and Metered Standpipes, the sum of the square of the size of each Meter (in millimetres) that services the Property or Metered Standpipe (as the case may be).

## Tables 1, 2, 3 and 4

**Table 1 Meter connection charge**

Meter size	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
20 mm	89.95	$89.95 \times (1 + \Delta CPI_1)$	$89.95 \times (1 + \Delta CPI_2)$	$89.95 \times (1 + \Delta CPI_3)$
25 mm	140.55	$140.55 \times (1 + \Delta CPI_1)$	$140.55 \times (1 + \Delta CPI_2)$	$140.55 \times (1 + \Delta CPI_3)$
32 mm	230.28	$230.28 \times (1 + \Delta CPI_1)$	$230.28 \times (1 + \Delta CPI_2)$	$230.28 \times (1 + \Delta CPI_3)$
40 mm	359.82	$359.82 \times (1 + \Delta CPI_1)$	$359.82 \times (1 + \Delta CPI_2)$	$359.82 \times (1 + \Delta CPI_3)$
50 mm	562.22	$562.22 \times (1 + \Delta CPI_1)$	$562.22 \times (1 + \Delta CPI_2)$	$562.22 \times (1 + \Delta CPI_3)$
80 mm	1,439.27	$1,439.27 \times (1 + \Delta CPI_1)$	$1,439.27 \times (1 + \Delta CPI_2)$	$1,439.27 \times (1 + \Delta CPI_3)$
100 mm	2,248.86	$2,248.86 \times (1 + \Delta CPI_1)$	$2,248.86 \times (1 + \Delta CPI_2)$	$2,248.86 \times (1 + \Delta CPI_3)$
150 mm	5,059.94	$5,059.94 \times (1 + \Delta CPI_1)$	$5,059.94 \times (1 + \Delta CPI_2)$	$5,059.94 \times (1 + \Delta CPI_3)$
200 mm	8,995.44	$8,995.44 \times (1 + \Delta CPI_1)$	$8,995.44 \times (1 + \Delta CPI_2)$	$8,995.44 \times (1 + \Delta CPI_3)$
For Meter sizes not specified above, the following formula applies	$\frac{(\text{Meter size})^2 \times 20 \text{ mm meter connection charge}}{400}$			

**Note:** For the purposes of applying the prices under Table 1, each: (a) Metered Residential Property; and (b) Metered Non Residential Property within a Mixed Multi Premises, is to be treated as a Property serviced by a single 20 mm Meter.

**Table 2 Water supply service charge for Unmetered Properties**

Charge	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Water supply service charge	449.95	$449.95 \times (1 + \Delta CPI_1)$	$449.95 \times (1 + \Delta CPI_2)$	$449.95 \times (1 + \Delta CPI_3)$



**Table 3 Water usage charge for Filtered Water**

Charge	Commencement Date to 30 June 2017 (\$ per kL)	1 July 2017 to 30 June 2018 (\$ per kL)	1 July 2018 to 30 June 2019 (\$ per kL)	1 July 2019 to 30 June 2020 (\$ per kL)
Filtered Water – Water usage charge	2.00	$2.00 \times (1 + \Delta\text{CPI}_1)$	$2.00 \times (1 + \Delta\text{CPI}_2)$	$2.00 \times (1 + \Delta\text{CPI}_3)$
Filtered Water – SDP uplift to water usage charge	0.12	$0.12 \times (1 + \Delta\text{CPI}_1)$	$0.12 \times (1 + \Delta\text{CPI}_2)$	$0.12 \times (1 + \Delta\text{CPI}_3)$

**Table 4 Water usage charge for Unfiltered Water**

Charge	Commencement Date to 30 June 2017 (\$ per kL)	1 July 2017 to 30 June 2018 (\$ per kL)	1 July 2018 to 30 June 2019 (\$ per kL)	1 July 2019 to 30 June 2020 (\$ per kL)
Unfiltered Water – Water usage charge	1.69	$1.69 \times (1 + \Delta\text{CPI}_1)$	$1.69 \times (1 + \Delta\text{CPI}_2)$	$1.69 \times (1 + \Delta\text{CPI}_3)$

## Schedule 2 Sewerage services

### 1 Application of schedule

- (a) Schedule 2 sets the maximum prices that Sydney Water may levy for supplying services under paragraph 3(b) of the Order (sewerage services), other than any Minor Service Extensions (**Schedule 2 Services**).
- (b) Maximum prices for Schedule 2 Services supplied by Sydney Water to any Large Non Residential Property do not apply to the extent that pricing for such supply is agreed (other than under the Customer Contract), in writing, by Sydney Water and the owner of that Property, for the term of the agreement.

### 2 Treatment of specific categories of Properties

For the purpose of Sydney Water levying prices for Schedule 2 Services:

- (a) Each Property serviced by one or more Individual Meters within a Multi Premises is to be treated as a single Metered Property.
- (b) Two Residential Dual Occupancy Properties on the same premises which are serviced by a single Common Meter are to be treated together as a single Metered Residential Property.
- (c) Each Residential Dual Occupancy Property on the same premises which is serviced by more than one Common Meter is to be treated as a single Metered Residential Property.  

[**Note:** Each Residential Dual Occupancy Property on the same premises that is serviced by one or more Individual Meters is to be treated as a single Metered Residential Property.]
- (d) Each residential Joint Sewerage Services Property that is directly connected to the Sewerage System is to be treated as a single Metered Residential Property.
- (e) Each non residential Joint Sewerage Services Property (other than a Non Residential Multi Premises Joint Sewerage Services Property) that is directly connected to the Sewerage System is to be treated as a single Metered Non Residential Property.
- (f) Each Joint Sewerage Services Property (other than a Non Residential Multi Premises Joint Sewerage Services Property) that is not directly connected to the Sewerage System is to be treated as a Property serviced by a single 20 mm Meter.
- (g) All Non Residential Multi Premises Joint Sewerage Services Properties that receive Joint Sewerage Services from the same

connection point are to be treated together as a single Metered Non Residential Multi Premises.

### **3 Maximum prices for sewerage services to Metered Residential Properties, Metered Properties within a Mixed Multi Premises, Unmetered Properties and Metered Small Boarding Houses**

#### **3.1 Application of clause**

Clause 3 applies to each of the following Properties that are connected to the Sewerage System:

- (a) Metered Residential Properties (including Metered Residential Properties within a Residential Multi Premises);
- (b) Metered Properties within a Mixed Multi Premises;
- (c) Unmetered Properties; and
- (d) Metered Small Boarding Houses.

#### **3.2 Maximum prices for Metered Residential Properties, Metered Properties within a Mixed Multi Premises, Unmetered Properties and Metered Small Boarding Houses**

The maximum price that Sydney Water may levy for supplying Schedule 2 Services to each Property under clause 3, for each Period, is to be calculated as follows:

$$SC = (MC \times 0.75) + DU$$

Where:

**SC** = the maximum sewerage service charge.

**MC** = the meter connection charge for a 20 mm Meter in Table 6 corresponding to the applicable Period in that table.

**DU** = the deemed sewerage usage charge in Table 7 corresponding to the applicable Period in that table.

## **4 Maximum prices for sewerage services to Metered Non Residential Properties (other than Metered Non Residential Properties within a Mixed Multi Premises) and Metered Large Boarding Houses**

### **4.1 Application of clause**

Clause 4 applies to each of the following that is connected to the Sewerage System:

- (a) Metered Non Residential Properties (other than Metered Non Residential Properties within a Mixed Multi Premises); and
- (b) Metered Large Boarding Houses.

### **4.2 Maximum prices for Metered Non Residential Properties (other than Metered Non Residential Properties within a Mixed Multi Premises) and Metered Large Boarding Houses**

The maximum price that Sydney Water may levy for supplying Schedule 2 Services to each Property under clause 4, is the sum of:

- (a) the sewerage service charge levied in accordance with clause 4.3 of schedule 2 corresponding to the applicable Period; and
- (b) the sewerage usage charge levied in accordance with clause 5 of schedule 2.

### **4.3 Maximum sewerage service charge for Metered Non Residential Properties (other than Metered Non Residential Properties within a Mixed Multi Premises) and Metered Large Boarding Houses**

The maximum sewerage service charge that Sydney Water may levy for supplying Schedule 2 Services to each Property under clause 4, for each Period, is the higher of:

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

$$SC = ((MC \times DF) + DU) \times \frac{1}{n}$$

Where:

**SC** = the maximum sewerage service charge.

**MC** = the meter connection charge calculated as the sum of the meter connection charges in Table 6, for each Meter that services the Property, corresponding to the applicable Meter size and Period in that table.

**[Note:** For a Non Residential Property within a Non Residential Multi Premises, “*each Meter that services the Property*” refers to:

- (1) in the case of a Non Residential Property serviced by one or more Individual Meters, the Individual Meters servicing the Non Residential Property; and
- (2) in all other cases, the Common Meters servicing the Non Residential Multi Premises in which the relevant Non Residential Property is located.]

**DF** = the Discharge Factor for that Property.

**DU** = the deemed sewerage usage charge in Table 7 corresponding to the applicable Period in that table.

**n** =

- (1) for each Property serviced by one or more Individual Meters, 1; and
- (2) for all other Properties, the total number of Properties that are serviced by the same Common Meter or multiple Common Meters; and

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

$$SC = ((MC \times 0.75) + DU) \times \frac{1}{n}$$

Where:

**SC** = the maximum sewerage service charge.

**MC** = the meter connection charge for a 20 mm Meter in Table 6 corresponding to the applicable Period in that table.

**DU** = the deemed sewerage usage charge in Table 7 corresponding to the applicable Period in that table.

**n** =

- (1) for each Property serviced by one or more Individual Meters, 1; and
- (2) for all other Properties, the total number of Properties that are serviced by the same Common Meter or multiple Common Meters.

## 5 Maximum sewerage usage charges

- (a) The maximum sewerage usage charge that Sydney Water may levy for supplying Schedule 2 Services to each Property under clause 4 of schedule 2 is to be calculated as follows for a Meter Reading Period:

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

Where:

**UC** = the maximum sewerage usage charge.

**W** = the water used (in kL) by that Metered Non Residential Property (other than a Metered Non Residential Property within a Mixed Multi Premises) or that Metered Large Boarding House (as applicable) for the applicable Meter Reading Period.

**DF** = the Discharge Factor for that Property.

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

**R** = the sewerage usage charge in Table 5, corresponding to the applicable Period in that table, for the Meter Reading Period corresponding to the *volume of sewage discharged*.

*volume of sewage discharged* means the resulting volume determined by multiplying W and DF in clause 5.

- (b) The sewerage usage charge for a Non Residential Multi Premises serviced by one or more Common Meters (other than a Non Residential Multi Premises Joint Sewerage Services Property) 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 any other case, the owner of that Non Residential Multi Premises.
- (c) The sewerage usage charge for a Non Residential Multi Premises Joint Sewerage Services Property is to be levied on:
  - (1) where a Strata Title Building is directly connected to the Sewerage System, the Owners Corporation of that Strata Title Building; or
  - (2) where any other type of Multi Premises is directly connected to the Sewerage System, the owner of that Multi Premises.

## **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 each Property not connected to the Sewerage System is zero for each Period.

## 7 Maximum prices for sewerage services to Exempt Land

The maximum price that Sydney Water may levy for supplying Schedule 2 Services to any parcel of Exempt Land that is connected to the Sewerage System, is the sewerage usage charge calculated as follows for each Meter Reading Period:

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

Where:

**UC** = the maximum sewerage usage charge.

**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.

**R** = the sewerage usage charge in Table 5, corresponding to the applicable Period in that table, for the Meter Reading Period corresponding to the *volume of sewage discharged* from that Exempt Land.

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

## Tables 5, 6 and 7

**Table 5 Sewerage usage charge**

Charge	Commencement Date to 30 June 2017 (\$ per kL)	1 July 2017 to 30 June 2018 (\$ per kL)	1 July 2018 to 30 June 2019 (\$ per kL)	1 July 2019 to 30 June 2020 (\$ per kL)
Sewerage usage charge where volume of sewage discharged $\leq$ Discharge Allowance	0.00	$0.00 \times (1 + \Delta CPI_1)$	$0.00 \times (1 + \Delta CPI_2)$	$0.00 \times (1 + \Delta CPI_3)$
Sewerage usage charge where volume of sewage discharged $>$ Discharge Allowance	1.11	$1.11 \times (1 + \Delta CPI_1)$	$1.11 \times (1 + \Delta CPI_2)$	$1.11 \times (1 + \Delta CPI_3)$

**Note:** Please refer to clauses 5 and 7 for the calculation of 'volume of sewage discharged'.



**Table 6 Meter connection charge**

Meter size	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
20 mm	555.26	$555.26 \times (1 + \Delta CPI_1)$	$555.26 \times (1 + \Delta CPI_2)$	$555.26 \times (1 + \Delta CPI_3)$
25 mm	867.59	$867.59 \times (1 + \Delta CPI_1)$	$867.59 \times (1 + \Delta CPI_2)$	$867.59 \times (1 + \Delta CPI_3)$
32 mm	1,421.45	$1,421.45 \times (1 + \Delta CPI_1)$	$1,421.45 \times (1 + \Delta CPI_2)$	$1,421.45 \times (1 + \Delta CPI_3)$
40 mm	2,221.02	$2,221.02 \times (1 + \Delta CPI_1)$	$2,221.02 \times (1 + \Delta CPI_2)$	$2,221.02 \times (1 + \Delta CPI_3)$
50 mm	3,470.35	$3,470.35 \times (1 + \Delta CPI_1)$	$3,470.35 \times (1 + \Delta CPI_2)$	$3,470.35 \times (1 + \Delta CPI_3)$
80 mm	8,884.09	$8,884.09 \times (1 + \Delta CPI_1)$	$8,884.09 \times (1 + \Delta CPI_2)$	$8,884.09 \times (1 + \Delta CPI_3)$
100 mm	13,881.39	$13,881.39 \times (1 + \Delta CPI_1)$	$13,881.39 \times (1 + \Delta CPI_2)$	$13,881.39 \times (1 + \Delta CPI_3)$
150 mm	31,233.13	$31,233.13 \times (1 + \Delta CPI_1)$	$31,233.13 \times (1 + \Delta CPI_2)$	$31,233.13 \times (1 + \Delta CPI_3)$
200 mm	55,525.57	$55,525.57 \times (1 + \Delta CPI_1)$	$55,525.57 \times (1 + \Delta CPI_2)$	$55,525.57 \times (1 + \Delta CPI_3)$
For Meter sizes not specified above, the following formula applies	$\frac{(\text{Meter size})^2 \times 20 \text{ mm meter connection charge}}{400}$			

**Note 1:** The prices in Table 6 assume the application of a Discharge Factor of 100%. The relevant Discharge Factor for Non Residential Properties may vary from case to case, as determined by Sydney Water for the relevant Property or, in the case of a Non Residential Multi Premises serviced by one or more Common Meters, for the relevant Multi Premises.

**Note 2:** For the purposes of applying the prices under Table 6, each: (a) Metered Residential Property; and (b) Metered Non Residential Property within a Mixed Multi Premises, is to be treated as a Property serviced by a single 20 mm Meter.

**Table 7 Deemed sewerage usage charge**

Charge	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Deemed sewerage usage charge	167.15	$167.15 \times (1 + \Delta CPI_1)$	$167.15 \times (1 + \Delta CPI_2)$	$167.15 \times (1 + \Delta CPI_3)$

## Schedule 3 Stormwater drainage services

### 1 Application of schedule

- (a) Schedule 3 sets the maximum prices that Sydney Water may levy for supplying services under paragraph 3(c) of the Order (stormwater drainage services) that are provided to Properties within a Stormwater Drainage Area (**Schedule 3 Services**). These prices are stormwater drainage area charges for the purposes of section 65 of the Sydney Water Act.
- (b) Schedule 3 does not apply to Properties within the Rouse Hill Stormwater Catchment Area or the Kellyville Village Area, regardless of whether either of those areas is declared to be a Stormwater Drainage Area.

### 2 Treatment of specific categories of Properties

For the purposes of Sydney Water levying prices for the Schedule 3 Services:

- (a) Unless assessed by Sydney Water as low impact under clause (b) below, each of the following are to be treated as a “Residential Standalone Property” in Table 8:
  - (1) Residential Properties (other than those within a Multi Premises);
  - (2) Vacant Land; and
  - (3) Small Boarding Houses.
- (b) From 1 July 2017, if Sydney Water assesses, or has assessed, a Residential Property which is not located within a Multi Premises, Vacant Land or a Small Boarding House as low impact, it is to be treated as a “Residential Property – low impact” in Table 8.

[**Note:** From the Commencement Date to 30 June 2017, if Sydney Water assesses a Residential Property which is not located within a Multi Premises, Vacant Land or a Small Boarding House as low impact, it is to be treated as a “Residential Standalone Property” in Table 8.]

- (c) Each Property within a Residential Multi Premises or a Mixed Multi Premises is to be treated as a “Residential Multi Premises” in Table 8.
- (d) Each Property within a Non Residential Multi Premises is to be treated as a “Non Residential Property within a Non Residential Multi Premises” in Table 8.
- (e) Unless assessed by Sydney Water as low impact, each of the following is to be treated as a “Non Residential Property” corresponding to its Land Size in Table 8:
  - (1) Non Residential Properties not within a Multi Premises; and

## (2) Large Boarding Houses.

- (f) If Sydney Water assesses a Non Residential Property that is not within a Multi Premises or a Large Boarding House as low impact, it is to be treated as a “Non Residential Property – low impact” in Table 8.
- (g) Each Residential Dual Occupancy Property on the same premises which is serviced by an Individual Meter or more than one Common Meter is to be treated as a “Residential Multi Premises” in Table 8.
- (h) Two Residential Dual Occupancy Properties on the same premises which are serviced by a single Common Meter are to be treated together as a single “Residential Standalone Property” in Table 8.

### 3 Maximum prices for stormwater drainage services

The maximum price that Sydney Water may levy for supplying the Schedule 3 Services to Properties within a Stormwater Drainage Area, for each Period, is the stormwater drainage service charge in Table 8, corresponding to the applicable Period and the applicable Property category in that table.

## Table 8

**Table 8 Stormwater drainage service charge**

Property category	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Residential Multi Premises	23.34	$23.34 \times (1 + \Delta CPI_1)$	$23.34 \times (1 + \Delta CPI_2)$	$23.34 \times (1 + \Delta CPI_3)$
Residential Property – low impact	N/A	$23.34 \times (1 + \Delta CPI_1)$	$23.34 \times (1 + \Delta CPI_2)$	$23.34 \times (1 + \Delta CPI_3)$
Residential Standalone Property	74.77	$74.77 \times (1 + \Delta CPI_1)$	$74.77 \times (1 + \Delta CPI_2)$	$74.77 \times (1 + \Delta CPI_3)$
Non Residential Property within a Non Residential Multi Premises	23.34	$23.34 \times (1 + \Delta CPI_1)$	$23.34 \times (1 + \Delta CPI_2)$	$23.34 \times (1 + \Delta CPI_3)$
Non Residential Property – small (0 m <sup>2</sup> - 200 m <sup>2</sup> )	23.34	$23.34 \times (1 + \Delta CPI_1)$	$23.34 \times (1 + \Delta CPI_2)$	$23.34 \times (1 + \Delta CPI_3)$
Non Residential Property – medium (201 m <sup>2</sup> - 1,000 m <sup>2</sup> )	74.77	$74.77 \times (1 + \Delta CPI_1)$	$74.77 \times (1 + \Delta CPI_2)$	$74.77 \times (1 + \Delta CPI_3)$
Non Residential Property – low impact	74.77	$74.77 \times (1 + \Delta CPI_1)$	$74.77 \times (1 + \Delta CPI_2)$	$74.77 \times (1 + \Delta CPI_3)$
Non Residential Property – large (1,001 m <sup>2</sup> - 10,000 m <sup>2</sup> )	435.71	$435.71 \times (1 + \Delta CPI_1)$	$435.71 \times (1 + \Delta CPI_2)$	$435.71 \times (1 + \Delta CPI_3)$
Non Residential Property – very large (10,001 m <sup>2</sup> - 45,000 m <sup>2</sup> )	1,936.52	$1,936.52 \times (1 + \Delta CPI_1)$	$1,936.52 \times (1 + \Delta CPI_2)$	$1,936.52 \times (1 + \Delta CPI_3)$
Non Residential Property – largest category (45,001 m <sup>2</sup> or greater)	4,841.32	$4,841.32 \times (1 + \Delta CPI_1)$	$4,841.32 \times (1 + \Delta CPI_2)$	$4,841.32 \times (1 + \Delta CPI_3)$

**Note:** Further information on the treatment of specific categories of Properties is set out in clause 2 of schedule 3.

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

### 1 Application of schedule

- (a) Schedule 4 sets the maximum prices that Sydney Water may levy for supplying the:
  - (1) Rouse Hill Stormwater Drainage Services; and
  - (2) Kellyville Village Stormwater Drainage Services.Those services fall under paragraph 3(c) of the Order.
- (b) The maximum prices in schedule 4 are in addition to the prices applying under schedules 1, 2, 5, 6, 7 and 8 to Properties in the Rouse Hill Stormwater Catchment Area and the Kellyville Village Area.
- (c) For the avoidance of doubt, the maximum prices in schedule 4 for Rouse Hill Stormwater Drainage Services and Kellyville Village Stormwater Drainage Services:
  - (1) are not, as at the Commencement Date, stormwater drainage area charges for the purposes of section 65 of the Sydney Water Act; and
  - (2) will not be stormwater drainage area charges for the purposes of section 65 of the Sydney Water Act for such time as the Rouse Hill Stormwater Catchment Area and the Kellyville Village Area, respectively, remain outside a Stormwater Drainage Area.

[**Note:** Despite any declaration of the Rouse Hill Stormwater Catchment Area or the Kellyville Village Area as a Stormwater Drainage Area under the Sydney Water Act, schedule 4 (and not schedule 3) will continue to apply to the Rouse Hill Stormwater Drainage Services or the Kellyville Village Stormwater Drainage Services, as the case may be.]

### 2 Maximum prices for Rouse Hill Stormwater Drainage Services to Properties other than: (i) New Properties; and (ii) Redeveloped Properties within the Kellyville Village Area

#### 2.1 Application of clause

- (a) Clause 2 applies to each Property (other than each New Property) within the Rouse Hill Stormwater Catchment Area.
- (b) Clause 2 does not apply to any Redeveloped Property within the Kellyville Village Area.

## **2.2 Maximum prices for supplying Rouse Hill Stormwater Drainage Services to Properties other than: (i) New Properties; and (ii) Redeveloped Properties within the Kellyville Village Area**

Subject to clause 3 of schedule 4, the maximum price that Sydney Water may levy for supplying Rouse Hill Stormwater Drainage Services to each Property under clause 2, for each Period, is the Rouse Hill Stormwater Drainage Services charge in Table 9, corresponding to the applicable Period, Property type and relevant Land Size in that table.

## **3 Maximum prices for Rouse Hill Stormwater Drainage Services to New Properties and Redeveloped Properties within the Kellyville Village Area**

### **3.1 Application of clause**

Clause 3 applies to each:

- (a) New Property; and
- (b) Redeveloped Property within the Kellyville Village Area.

### **3.2 Maximum prices for supplying Rouse Hill Stormwater Drainage Services to New Properties and Redeveloped Properties within the Kellyville Village Area**

The maximum price that Sydney Water may levy for supplying Rouse Hill Stormwater Drainage Services to each Property under clause 3, for each Period, is the sum of:

- (a) the Rouse Hill Stormwater Drainage Services charge in Table 9, corresponding to the applicable Period, Property type and relevant Land Size in that table; and
- (b) for a period of 5 years from the date:
  - (1) the New Property is first connected to the Water Supply System;  
or
  - (2) the Property becomes a Redeveloped Property within the Kellyville Village Area,

the Rouse Hill land drainage charge in Table 10 corresponding to the applicable Period in that table.

## **4 Maximum prices for Kellyville Village Stormwater Drainage Services to Properties**

### **4.1 Application of clause**

Clause 4 applies to each Property (other than a Redeveloped Property) within the Kellyville Village Area.

### **4.2 Treatment of specific categories of Properties within the Kellyville Village Area**

For the purposes of Sydney Water levying charges for supplying Kellyville Village Stormwater Drainage Services to each Property under clause 4:

- (a) Unless assessed by Sydney Water as low impact under clause (b) below, each of the following are to be treated as a “Residential Standalone Property” in Table 11:
  - (1) Residential Properties (other than those within a Multi Premises);
  - (2) Vacant Land; and
  - (3) Small Boarding Houses.
- (b) From 1 July 2017, if Sydney Water assesses, or has assessed, a Residential Property which is not located within a Multi Premises, Vacant Land or a Small Boarding House as low impact, it is to be treated as a “Residential Property – low impact” in Table 11.

**[Note:** From the Commencement Date to 30 June 2017, if Sydney Water assesses a Residential Property which is not located within a Multi Premises, Vacant Land or a Small Boarding House as low impact, it is to be treated as a “Residential Standalone Property” in Table 11.]
- (c) Each Property within a Residential Multi Premises or a Mixed Multi Premises is to be treated as a “Residential Multi Premises” in Table 11.
- (d) Each Property within a Non Residential Multi Premises is to be treated as a “Non Residential Property within a Non Residential Multi Premises” in Table 11.
- (e) Unless assessed by Sydney Water as low impact, each of the following is to be treated as a “Non Residential Property” corresponding to its Land Size in Table 11:
  - (1) Non Residential Properties not within a Multi Premises; and
  - (2) Large Boarding Houses.

- (f) If Sydney Water assesses a Non Residential Property that is not within a Multi Premises or a Large Boarding House as low impact, it is to be treated as a “Non Residential Property – low impact” in Table 11.
- (g) Each Residential Dual Occupancy Property on the same premises which is serviced by an Individual Meter is to be treated as a “Residential Multi Premises” in Table 11.
- (h) Two Residential Dual Occupancy Properties on the same premises which are serviced by a single Common Meter are to be treated together as a single “Residential Standalone Property” in Table 11.
- (i) Each Residential Dual Occupancy Property on the same premises which is serviced by more than one Common Meter is to be treated as a “Residential Multi Premises” in Table 11.

#### **4.3 Maximum prices for Kellyville Village Stormwater Drainage Services**

The maximum price that Sydney Water may levy for supplying Kellyville Village Stormwater Drainage Services to Properties under clause 4, for each Period, is the Kellyville Village stormwater drainage charge in Table 11, corresponding to the applicable Period and the applicable Property category in that table.



## Tables 9, 10 and 11

**Table 9 Rouse Hill Stormwater Drainage Services charge**

Charge	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Rouse Hill Stormwater Drainage Services charge for Residential Properties, Vacant Land and Non Residential Properties with Land Size $\leq$ 1000 m <sup>2</sup>	141.47	$141.47 \times (1 + \Delta CPI_1)$	$141.47 \times (1 + \Delta CPI_2)$	$141.47 \times (1 + \Delta CPI_3)$
Rouse Hill Stormwater Drainage Services charge for Non Residential Properties with Land Size > 1000 m <sup>2</sup>	$141.47 \times$ (land area in m <sup>2</sup> /1000)	$141.47 \times$ (land area in m <sup>2</sup> /1000) $\times$ $(1 + \Delta CPI_1)$	$141.47 \times$ (land area in m <sup>2</sup> /1000) $\times$ $(1 + \Delta CPI_2)$	$141.47 \times$ (land area in m <sup>2</sup> /1000) $\times$ $(1 + \Delta CPI_3)$

**Table 10 Rouse Hill land drainage charge for New Properties and Redeveloped Properties within the Kellyville Village Area**

Charge	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Rouse Hill land drainage charge	277.29	$305.02 \times (1 + \Delta CPI_1)$	$335.53 \times (1 + \Delta CPI_2)$	$369.08 \times (1 + \Delta CPI_3)$

**Table 11 Kellyville Village stormwater drainage charge**

Property category	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Residential Multi Premises	23.34	$23.34 \times (1 + \Delta CPI_1)$	$23.34 \times (1 + \Delta CPI_2)$	$23.34 \times (1 + \Delta CPI_3)$
Residential Property – low impact	N/A	$23.34 \times (1 + \Delta CPI_1)$	$23.34 \times (1 + \Delta CPI_2)$	$23.34 \times (1 + \Delta CPI_3)$
Residential Standalone Property	74.77	$74.77 \times (1 + \Delta CPI_1)$	$74.77 \times (1 + \Delta CPI_2)$	$74.77 \times (1 + \Delta CPI_3)$
Non Residential Property within a Non Residential Multi Premises	23.34	$23.34 \times (1 + \Delta CPI_1)$	$23.34 \times (1 + \Delta CPI_2)$	$23.34 \times (1 + \Delta CPI_3)$
Non Residential Property – small (0 m <sup>2</sup> - 200 m <sup>2</sup> )	23.34	$23.34 \times (1 + \Delta CPI_1)$	$23.34 \times (1 + \Delta CPI_2)$	$23.34 \times (1 + \Delta CPI_3)$
Non Residential Property – medium (201 m <sup>2</sup> - 1,000m <sup>2</sup> )	74.77	$74.77 \times (1 + \Delta CPI_1)$	$74.77 \times (1 + \Delta CPI_2)$	$74.77 \times (1 + \Delta CPI_3)$
Non Residential Property – low impact	74.77	$74.77 \times (1 + \Delta CPI_1)$	$74.77 \times (1 + \Delta CPI_2)$	$74.77 \times (1 + \Delta CPI_3)$
Non Residential Property – large (1,001 m <sup>2</sup> - 10,000 m <sup>2</sup> )	435.71	$435.71 \times (1 + \Delta CPI_1)$	$435.71 \times (1 + \Delta CPI_2)$	$435.71 \times (1 + \Delta CPI_3)$
Non Residential Property – very large (10,001 m <sup>2</sup> - 45,000 m <sup>2</sup> )	1,936.52	$1,936.52 \times (1 + \Delta CPI_1)$	$1,936.52 \times (1 + \Delta CPI_2)$	$1,936.52 \times (1 + \Delta CPI_3)$
Non Residential Property – largest category (45,001 m <sup>2</sup> or greater)	4,841.32	$4,841.32 \times (1 + \Delta CPI_1)$	$4,841.32 \times (1 + \Delta CPI_2)$	$4,841.32 \times (1 + \Delta CPI_3)$

**Note:** Further information on the treatment of specific categories of Properties is set out in clause 4.2 of schedule 4.

## Schedule 5 Rouse Hill Recycled Water Supply Services

### 1 Application of schedule

- (a) Schedule 5 sets the maximum prices that Sydney Water may levy for supplying the Rouse Hill Recycled Water Supply Services (which fall within paragraph 3(a) of the Order).
- (b) The maximum prices in schedule 5 are in addition to the prices applying to Properties in the Rouse Hill Stormwater Catchment Area under schedules 1, 2, 4, 6, 7 and 8.

### 2 Maximum prices for Rouse Hill Recycled Water Supply Services

The maximum price that Sydney Water may levy for a Meter Reading Period for supplying Rouse Hill Recycled Water Supply Services to each Property within the area supplied by the Rouse Hill Recycled Water Plant is the Rouse Hill recycled water usage charge in Table 12, corresponding to the applicable Period in that table, multiplied by each kL of Recycled Water supplied to that Property for the Meter Reading Period.

## Table 12

**Table 12 Rouse Hill recycled water usage charge**

Charge	Commencement Date to 30 June 2017 (\$ per kL)	1 July 2017 to 30 June 2018 (\$ per kL)	1 July 2018 to 30 June 2019 (\$ per kL)	1 July 2019 to 30 June 2020 (\$ per kL)
Rouse Hill recycled water usage charge	1.79	$1.79 \times (1 + \Delta\text{CPI}_1)$	$1.79 \times (1 + \Delta\text{CPI}_2)$	$1.79 \times (1 + \Delta\text{CPI}_3)$

## Schedule 6 Trade waste services

### 1 Application of schedule

Schedule 6 sets the maximum prices that Sydney Water may levy for supplying services under paragraph 3(d) of the Order (trade waste services) (**Schedule 6 Services**).

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

- (a) The maximum price that Sydney Water may levy for supplying Schedule 6 Services to each Industrial Customer, for each Period, is the sum of the following:
- (1) subject to clause (b) below, the aggregate of the pollutant charges, determined by multiplying the mass of each pollutant which is discharged by the Industrial Customer during the Period in excess of the domestic equivalent for that pollutant (determined in accordance with the Trade Waste Policy) by the applicable pollutant charge in Table 13 for that Period (varied in accordance with clause 4 of schedule 6);
  - (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, determined by multiplying the volume of each corrosive substance discharged by the Industrial Customer during the Period by the applicable corrosive substance charge in Table 14 for that Period;
  - (3) the industrial agreement charge in Table 15, 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, determined by multiplying the units of each service provided to the Industrial Customer during the Period by the applicable charge in Table 19 for that Period.
- (b) For the purposes of clause 2(a)(1) of schedule 6, where an Industrial Customer discharges a pollutant listed in Table 13 during the Period which exceeds the acceptance standard in Table 13 for that pollutant (determined in accordance with the Trade Waste Policy), the corresponding charge in Table 13 for that pollutant (as varied in accordance with clause 4 of schedule 6), 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 in Table 13).

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

The maximum price that Sydney Water may levy for supplying trade waste services to each Commercial Customer, for each Period, is the sum of the following:

- (a) the aggregate of the substance charges, determined by multiplying the volume of trade waste substance discharged by the Commercial Customer during the Period by the applicable substance charge (based on the activity of the Commercial Customer) in Table 18 for that Period;
- (b) the aggregate of the commercial agreement charges, determined by multiplying the number of processes undertaken by the Commercial Customer during the Period by the relevant commercial agreement charge in Table 16 for that Period;
- (c) the aggregate of the wastesafe charges, determined by multiplying the units of each service provided to the Commercial Customer during the Period by the applicable wastesafe charge in Table 17 for that Period; and
- (d) the aggregate of trade waste ancillary charges, determined by multiplying the units of each service provided to the Commercial Customer during the Period by the applicable trade waste ancillary charge in Table 19 for that Period.

### 4 Variation of charges

Each charge in Table 13 is to be varied as follows:

- (a) in respect of the Period from 1 July 2017 to 30 June 2018, each charge in Table 13 is to be multiplied by  $(1+\Delta\text{CPI}_1)$ ;
- (b) in respect of the Period from 1 July 2018 to 30 June 2019, each charge in Table 13 is to be multiplied by  $(1+\Delta\text{CPI}_2)$ ; and
- (c) in respect of the Period from 1 July 2019 to 30 June 2020, each charge in Table 13 is to be multiplied by  $(1+\Delta\text{CPI}_3)$ .

Tables 13, 14, 15, 16, 17, 18 and 19

**Table 13 Pollutant charges for Industrial Customers**

Pollutant <sup>a</sup>	Units	Acceptance standard (mg/L) <sup>b</sup>	Domestic equivalent	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
BOD – primary WWTPs	Per kg of mass above domestic equivalent	See note	230	$0.285 + [0.123 \times (\text{BOD mg/L})/600]$	$0.290 + [0.125 \times (\text{BOD mg/L})/600]$	$0.296 + [0.128 \times (\text{BOD mg/L})/600]$	$0.301 + [0.130 \times (\text{BOD mg/L})/600]$
BOD – secondary and tertiary WWTPs	Per kg of mass above domestic equivalent	See note	230	$1.851 + [0.123 \times (\text{BOD mg/L})/600]$	$1.886 + [0.125 \times (\text{BOD mg/L})/600]$	$1.922 + [0.128 \times (\text{BOD mg/L})/600]$	$1.958 + [0.130 \times (\text{BOD mg/L})/600]$
Suspended solids – primary WWTPs	Per kg of mass above domestic equivalent	600	200	0.517	0.527	0.537	0.547
Suspended solids – secondary and tertiary WWTPs	Per kg of mass above domestic equivalent	600	200	1.498	1.526	1.555	1.585
Grease – primary WWTPs	Per kg of mass above domestic equivalent	110	50	0.467	0.475	0.484	0.494
Grease – secondary and tertiary WWTPs	Per kg of mass above domestic equivalent	200	50	1.431	1.458	1.485	1.514
Nitrogen <sup>c</sup> – secondary/ tertiary inland WWTP	Per kg of mass above domestic equivalent	150	50	1.697	1.729	1.762	1.795
Phosphorous <sup>c</sup> – secondary/ tertiary inland WWTP	Per kg of mass above domestic equivalent	50	10	6.085	6.200	6.318	6.438

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

<sup>b</sup> 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.

<sup>c</sup> Nitrogen and phosphorous limits do not apply where a wastewater treatment plant (to which the customer's wastewater system is connected) discharges directly to the ocean.

**Note:** 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 BOD. 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 14 Corrosive substance charges for Industrial Customers – corrosion impacted catchment**

Pollutant	Units	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
pH	Per ML of wastewater of pH <7.0 <sup>a</sup>	64.468	65.691 x (1 + ΔCPI <sub>1</sub> )	66.936 x (1 + ΔCPI <sub>2</sub> )	68.205 x (1 + ΔCPI <sub>3</sub> )
Temperature	Per ML of wastewater with temperature >25°C <sup>b</sup>	7.138	7.273 x (1 + ΔCPI <sub>1</sub> )	7.411 x (1 + ΔCPI <sub>2</sub> )	7.551 x (1 + ΔCPI <sub>3</sub> )

**a** 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.

**b** 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 15 Trade waste industrial agreement charges for Industrial Customers by risk index**

Risk index	Units	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
1	Per quarter	2,024.78	$2,063.17 \times (1 + \Delta CPI_1)$	$2,102.28 \times (1 + \Delta CPI_2)$	$2,142.13 \times (1 + \Delta CPI_3)$
2	Per quarter	2,024.78	$2,063.17 \times (1 + \Delta CPI_1)$	$2,102.28 \times (1 + \Delta CPI_2)$	$2,142.13 \times (1 + \Delta CPI_3)$
3	Per quarter	2,024.78	$2,063.17 \times (1 + \Delta CPI_1)$	$2,102.28 \times (1 + \Delta CPI_2)$	$2,142.13 \times (1 + \Delta CPI_3)$
4	Per quarter	934.60	$952.32 \times (1 + \Delta CPI_1)$	$970.37 \times (1 + \Delta CPI_2)$	$988.77 \times (1 + \Delta CPI_3)$
5	Per quarter	623.43	$635.25 \times (1 + \Delta CPI_1)$	$647.29 \times (1 + \Delta CPI_2)$	$659.56 \times (1 + \Delta CPI_3)$
6	Per quarter	311.72	$317.62 \times (1 + \Delta CPI_1)$	$323.65 \times (1 + \Delta CPI_2)$	$329.78 \times (1 + \Delta CPI_3)$
7	Per quarter	155.86	$158.81 \times (1 + \Delta CPI_1)$	$161.82 \times (1 + \Delta CPI_2)$	$164.89 \times (1 + \Delta CPI_3)$

**Note:** Shopping centres with centralised pre-treatment (DAF, biological treatment) will be managed as industrial customers (Risk Index 6) and receive site-specific substance charges.

**Table 16 Commercial agreement charges for Commercial Customers**

Charge	Units	Commencement Date to 30 June 2017 (\$ per quarter)	1 July 2017 to 30 June 2018 (\$ per quarter)	1 July 2018 to 30 June 2019 (\$ per quarter)	1 July 2019 to 30 June 2020 (\$ per quarter)
Commercial agreement charges for Commercial Customers – first process	First process	36.57	$37.26 \times (1 + \Delta CPI_1)$	$37.97 \times (1 + \Delta CPI_2)$	$38.69 \times (1 + \Delta CPI_3)$
Commercial agreement charges for Commercial Customers – each additional process	Per each additional process	12.55	$12.79 \times (1 + \Delta CPI_1)$	$13.03 \times (1 + \Delta CPI_2)$	$13.28 \times (1 + \Delta CPI_3)$

**Table 17 Wastesafe charges for Commercial Customers**

Service	Units	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Fixed \$/ liquid waste trap charge	Per liquid waste trap	26.01	$26.50 \times (1 + \Delta CPI_1)$	$27.01 \times (1 + \Delta CPI_2)$	$27.52 \times (1 + \Delta CPI_3)$
Missed service (pump-out) inspection charge for liquid waste traps – 2 kL or less	Per event	286.71	$292.14 \times (1 + \Delta CPI_1)$	$297.68 \times (1 + \Delta CPI_2)$	$303.32 \times (1 + \Delta CPI_3)$
Missed service (pump-out) inspection charge for liquid waste traps – more than 2 kL	Per event	573.42	$584.29 \times (1 + \Delta CPI_1)$	$595.37 \times (1 + \Delta CPI_2)$	$606.65 \times (1 + \Delta CPI_3)$

**Table 18 Substance charges for Commercial Customers**

Activity	Units <sup>a</sup>	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Low strength BOD food	Per kL	2.197	$2.238 \times (1 + \Delta CPI_1)$	$2.281 \times (1 + \Delta CPI_2)$	$2.324 \times (1 + \Delta CPI_3)$
Higher strength BOD food	Per kL	3.610	$3.678 \times (1 + \Delta CPI_1)$	$3.748 \times (1 + \Delta CPI_2)$	$3.819 \times (1 + \Delta CPI_3)$
Automotive	Per kL	0.716	$0.730 \times (1 + \Delta CPI_1)$	$0.744 \times (1 + \Delta CPI_2)$	$0.758 \times (1 + \Delta CPI_3)$
Laundry	Per kL	0.448	$0.456 \times (1 + \Delta CPI_1)$	$0.465 \times (1 + \Delta CPI_2)$	$0.474 \times (1 + \Delta CPI_3)$
Lithographic	Per kL	0.345	$0.351 \times (1 + \Delta CPI_1)$	$0.358 \times (1 + \Delta CPI_2)$	$0.365 \times (1 + \Delta CPI_3)$
Photographic	Per kL	Nil	Nil	Nil	Nil
Equipment hire wash	Per kL	3.273	$3.335 \times (1 + \Delta CPI_1)$	$3.398 \times (1 + \Delta CPI_2)$	$3.463 \times (1 + \Delta CPI_3)$
Ship to shore	Per kL	Nil	Nil	Nil	Nil
Miscellaneous	Per kL	Nil	Nil	Nil	Nil
Other	Per kL	Nil	Nil	Nil	Nil
Charge for low and high strength BOD food if pre- treatment is not maintained in accordance with requirements <sup>b</sup>	Per kL	11.272	$11.485 \times (1 + \Delta CPI_1)$	$11.703 \times (1 + \Delta CPI_2)$	$11.925 \times (1 + \Delta CPI_3)$

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

<sup>b</sup> This charge applies if pre-treatment is not maintained in line with Sydney Water's Trade Waste Policy.

**Note:** Shopping centres with centralised pre-treatment (DAF, biological treatment) will be managed as industrial customers (Risk Index 6) and receive site-specific substance charges.

**Table 19 Trade waste ancillary charges**

Charge	Units	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Additional inspection charge	Per inspection	194.96	198.66 x (1 + $\Delta\text{CPI}_1$ )	202.42 x (1 + $\Delta\text{CPI}_2$ )	206.26 x (1 + $\Delta\text{CPI}_3$ )
Trade waste application fee for Industrial Customers – standard	Per application	470.62	479.55 x (1 + $\Delta\text{CPI}_1$ )	488.64 x (1 + $\Delta\text{CPI}_2$ )	497.90 x (1 + $\Delta\text{CPI}_3$ )
Trade waste application fee for Industrial Customers – non-standard	Per hour	144.17	146.90 x (1 + $\Delta\text{CPI}_1$ )	149.69 x (1 + $\Delta\text{CPI}_2$ )	152.52 x (1 + $\Delta\text{CPI}_3$ )
Trade waste application fee for Industrial Customers – variation	Per application	565.83	576.56 x (1 + $\Delta\text{CPI}_1$ )	587.49 x (1 + $\Delta\text{CPI}_2$ )	598.63 x (1 + $\Delta\text{CPI}_3$ )
Sale of trade waste data fee	Per hour	140.49	143.16 x (1 + $\Delta\text{CPI}_1$ )	145.87 x (1 + $\Delta\text{CPI}_2$ )	148.64 x (1 + $\Delta\text{CPI}_3$ )

## Schedule 7 Ancillary and miscellaneous customer services

### 1 Application of schedule

Schedule 7 sets the maximum prices that Sydney Water may levy for supplying services under paragraph 3(f) of the Order (ancillary and miscellaneous customer services for which no alternative supply exists).

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

The maximum price that Sydney Water may levy for each ancillary and miscellaneous customer service in Table 20 is:

- (a) in respect of the Period from the Commencement Date to 30 June 2017, each charge in Table 20;
- (b) in respect of the Period from 1 July 2017 to 30 June 2018, each charge in Table 20 multiplied by  $(1 + \Delta \text{CPI}_1)$ ;
- (c) in respect of the Period from 1 July 2018 to 30 June 2019, each charge in Table 20 multiplied by  $(1 + \Delta \text{CPI}_2)$ ; and
- (d) in respect of the Period from 1 July 2019 to 30 June 2020, each charge in Table 20 multiplied by  $(1 + \Delta \text{CPI}_3)$ .

**[Note:** A reference in Table 20 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 20

**Table 20 Charges for ancillary and miscellaneous customer services**

No	Ancillary and miscellaneous customer services	Commencement date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
1	Conveyancing Certificate – Electronic	6.33	6.45	6.57	6.69
2	Property Sewerage Diagram – diagram showing the location of the private house service line				
(a)	Over the Counter	N/A	N/A	N/A	N/A
(b)	Electronic	10.43	10.62	10.82	11.03
(c)	Online	26.35	26.85	27.36	27.88
3	Service Location Diagram – diagram showing the location of Sydney Water's pipe and structures and property wastewater connection point				
(a)	Over the Counter	N/A	N/A	N/A	N/A
(b)	Electronic	6.33	6.45	6.57	6.69
(c)	Online	17.83	18.16	18.51	18.86
4	Special Meter Reading Statement	26.95	27.46	27.98	28.51
5	Billing Record Search Statement – up to and including five years	26.95	27.46	27.98	28.51
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	45.29	46.15	47.03	47.92
7	Water reconnection – reconnection of water service at meter, following payment of overdue accounts	26.95	27.46	27.98	28.51



No	Ancillary and miscellaneous customer services	Commencement date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
8	Workshop Test of Water Meter				
(a)	20, 25 & 32 mm meters	228.63	232.97	237.38	241.88
(b)	40 and 50 mm light meters	317.54	323.56	329.69	335.94
(c)	50 mm heavy, 80, 100 & 150 mm meters	519.62	529.47	539.51	549.74
(d)	200, 250 & 300 mm meters	1,154.71	1,176.60	1,198.90	1,221.63
9	Water Service Disconnection – application for the disconnection of an existing water service. This covers administration only. A separate charge will be payable to Sydney Water if it also performs the physical disconnection.	Nil	Nil	Nil	Nil
10	Water Service Connection Installation Application – 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 Sydney Water if it also perform the physical connection.	Nil	Nil	Nil	Nil
11	Water Service Connection Approval Application (32 – 65 mm) – application for Sydney Water to approve a water service connection that requires detailed hydraulic assessment. This covers administration and system capacity analysis as required.	228.03	232.36	236.76	241.25
12	Water Service Connection Approval Application (80mm or greater) – 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.	228.03	232.36	236.76	241.25
13	Application to Assess a Water Main Adjustment	N/A	N/A	N/A	N/A
14	Standpipe Hire – Security Bond	N/A	N/A	N/A	N/A
15	Standpipe Hire – Annual Fee	N/A	N/A	N/A	N/A
16	Standpipe Water Usage Fee	N/A	N/A	N/A	N/A
17	Backflow Prevention Device Application and Registration Fee	N/A	N/A	N/A	N/A
18	Backflow Prevention Device Annual Administration Fee	N/A	N/A	N/A	N/A

Table 20

No	Ancillary and miscellaneous customer services	Commencement date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
19	Major Works Inspection Fee	N/A	N/A	N/A	N/A
20	Statement of Available Pressure and Flow	128.73	131.17	133.65	136.19
21	Request for Asset Construction Details – detailed plans of Sydney Water's assets showing water, wastewater and drainage. Plans are also known as work orders, long sections or benchmarks.	44.69	45.54	46.41	47.28
22	Supply System Diagram – a large plan that shows Sydney Water's wastewater, water and stormwater assets. The information can be provided in hard copy or electronic format.	128.73	131.17	133.65	136.19
23	Building Plan Approval Application – application for approval of building plans, to determine if proposed building works will affect Sydney Water's pipes or structures.	17.85	18.19	18.53	18.88
24	Asset Adjustment Application – application for Sydney Water to investigate the feasibility of relocating a water, wastewater or stormwater asset.	251.41	256.18	261.04	265.99
25	Water Main Fitting Adjustment Application – 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 Sydney Water if it also performs the physical connection.	Nil	Nil	Nil	Nil
26	Water Pump Application – 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.	128.73	131.17	133.65	136.19
27	Extended Private Service Application – application for Sydney Water to approve a water service connection, for a property where a normal point of connection is not available.	Nil	Nil	Nil	Nil

Table 20

No	Ancillary and miscellaneous customer services	Commencement date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
28	Wastewater Connection Installation Application – 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 Sydney Water if it also performs the physical connection.	Nil	Nil	Nil	Nil
29	Wastewater Ventshaft Relocation Application – 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	Nil	Nil	Nil
30	Disuse of Wastewater pipe or structure – application for Sydney Water to investigate the feasibility of ceasing to use an existing wastewater pipe or structure. This covers administration only and does not include design review or assessment.	Nil	Nil	Nil	Nil
31	Stormwater Connection Approval Application – application for Sydney Water to determine the conditions of connecting to a Sydney Water stormwater pipe or channel > 300 mm.	Nil	Nil	Nil	Nil
32	Application for inspection of Stormwater Connection – application for an inspection of the connection to Sydney Water's stormwater pipe or channel > 300 mm	Nil	Nil	Nil	Nil
33	Development Requirements Application – application to determine the servicing requirements for a proposed development or subdivision (including development charges if applicable). 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. Sydney Water will determine its full requirements when an application is received with the development consent from the relevant planning authority.				
(a)	Development requirements – complying development	173.18	176.47	179.81	183.22

Table 20

No	Ancillary and miscellaneous customer services	Commencement date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
(b)	Development requirements – other	457.98	466.66	475.51	484.52
34	Road Closure Application – application for a permanent road closure	Nil	Nil	Nil	Nil
35	Water and Sewer Extension Application – request for approval to expand reticulation systems, to provide a new point of connection.	457.98	466.66	475.51	484.52
36	Monthly Meter Reading Request by Customer – 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	10.43	10.62	10.82	11.03
37	Replacement of Meter Damaged by Customer/Customer's Agent - this charge allows Sydney Water to recoup the cost of replacing meters that have been damaged other than by normal wear and tear. 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.				
(a)	20 mm	129.31	131.77	134.26	136.81
(b)	25, 30 & 40 mm	276.23	281.46	286.80	292.24
38	Integrated Service Connection Application – this is a service that consolidates a number of existing services into a single application form. The charge will apply only to complex connections where detailed hydraulic assessment is required. Standard connections will not incur any application charges.	228.63	232.97	237.38	241.88
39	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.	130.48	132.95	135.48	138.04

Table 20

No	Ancillary and miscellaneous customer services	Commencement date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
40	<p>Remote Read Meter (one-off fee) –</p> <p>This charge recovers the cost of installing a Remote Read Meter. Consistent with the Customer Contract, Sydney Water may only install a Remote Read Meter in the following circumstances where the customer has granted permission for the Remote Read Meter to be installed:</p> <ul style="list-style-type: none"> <li>▼ to replace an existing Meter that has been made inaccessible after 1 July 2016 on two or more occasions;</li> <li>▼ to replace an existing Meter at the customer's request; or</li> <li>▼ as a new Meter for a new connection.</li> </ul> <p>The charges for installing Remote Read Meters of the following sizes are set out below:</p>				
	(a) 20 mm	190.14	193.75	197.42	201.16
	(b) 25 mm	200.34	204.14	208.01	211.95
	(c) 32 mm, 40 mm, 50 mm light	219.88	224.05	228.30	232.62
	(d) 50 mm heavy, 80 mm, 100 mm	385.72	393.04	400.49	408.08
41	<p>Inaccessible meter fee (quarterly charge) –</p> <p>this charge recovers the costs of attempted Meter readings and managing estimated accounts where a customer's Meter is inaccessible. Sydney Water may only levy this charge where:</p> <ul style="list-style-type: none"> <li>▼ a customer's Meter is inaccessible after 1 July 2016;</li> <li>▼ Sydney Water had provided that customer with four or more consecutive estimated bills; and</li> <li>▼ the customer has not responded to other contact from Sydney Water, including requests that the customer: <ul style="list-style-type: none"> <li>▼ relocate the Meter at its cost</li> <li>▼ install a remote Meter reading device, and</li> <li>▼ read the Meter and provide Sydney with the reading (ie, self-reading).</li> </ul> </li> </ul>	8.67	8.83	9.00	9.17

**Note:** "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.

## Schedule 8 Minor Service Extensions

### 1 Application of schedule

Schedule 8 sets the methodology for fixing the maximum prices that Sydney Water may levy for supplying services under paragraph 3(a) of the Order (water supply services) and paragraph 3(b) of the Order (sewerage services) that constitute a Minor Service Extension. Prices in schedule 8 do not apply to any Minor Service Extension that relates to any Recycled Water Supply Services (**Schedule 8 Services**).

### 2 Maximum prices for Minor Service Extensions

- (a) The maximum price that Sydney Water may levy for supplying Schedule 8 Services to a Property is the price calculated under clause 3 of schedule 8.
- (b) The price calculated under clause 3 of schedule 8 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 Schedule 8 Services, when the Connection Date is the same as the Availability Date, is the price determined by the following formula:

$$P_0 = \left[ \frac{(PV(K) - PV(R - C))}{PV(S)} \right]$$

- (b) The maximum price for Schedule 8 Services, when the Connection Date is within the *year* following the Availability Date, is the price determined by the following formula:

$$P_1 = P_0 \times \theta CPI_B$$

- (c) The maximum price for the Schedule 8 Services, when clauses 3(a) and 3(b) of schedule 8 do not apply, is the price determined by the following formula:

$$P_t = P_0 \times [\theta CPI_A \times \dots \times \theta CPI_B]$$

- (d) In clauses 3(a), 3(b), 3(c) and 4 of schedule 8:

$P_0$  is the price per *equivalent tenement* that Sydney Water may levy under clause 2(b) of schedule 8 calculated on the Availability Date.

$P_1$  is the price per *equivalent tenement* that Sydney Water may levy under clause 2(b) of schedule 8 when the Connection Date is within the *year* following the Availability Date.

$P_t$  is the price per *equivalent tenement* that Sydney Water may levy under clause 2(b) of schedule 8 when clauses 3(a) and 3(b) of schedule 8 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 5.9 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 5.9 per cent.

$K$  is the total capital cost of the Minor Service Extension to which schedule 8 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 relative to 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.

$\theta CPI_A$  is:

- (1) the CPI as at March in the *year* immediately following the Availability Date  
divided by:
- (2) the CPI as at March in the *year* of the Availability Date.

$\theta CPI_B$  is:

- (1) the CPI as at March in the *year* immediately preceding the Connection Date  
divided by:
- (2) the CPI as at March in the *year* immediately preceding the *year* in paragraph (1) above.

"..." denotes:

- (1) the number of *years* between the *year* following the Availability Date and the Connection Date; and
- (2) that in each of the *years* in paragraph (1) there is to be applied an index which is:
  - (A) the CPI as at March of that *year*;  
divided by:
  - (B) the CPI as at March of the *year* immediately preceding the *year* in paragraph (A) above.

## 4 Worked example

For example, if the proposed Availability Date for a Property is January 2016, and the Connection Date for that Property is May 2020, the charge under clause 2(b) of schedule 8 is calculated by applying the formula in clause 3(c) of schedule 8 as follows:

$$P_{\text{example}} = \text{Connection price}_{2016} \times (\theta CPI_{2017}) \times (\theta CPI_{2018}) \times (\theta CPI_{2019})$$

Where:

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

*Connection price*<sub>2016</sub> means the price for connection at the Availability Date, which is the amount derived from  $P_0 = \left[ \frac{(PV(K) - PV(R-C))}{PV(S)} \right]$

$$\theta CPI_{2017} = \left( \frac{CPI_{\text{Mar}2017}}{CPI_{\text{Mar}2016}} \right)$$

$$\theta CPI_{2018} = \left( \frac{CPI_{\text{Mar}2018}}{CPI_{\text{Mar}2017}} \right)$$

$$\theta CPI_{2019} = \left( \frac{CPI_{\text{Mar}2019}}{CPI_{\text{Mar}2018}} \right)$$



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 5.9%:

$$PV(S)=10+\frac{4}{1.059}+\frac{6}{1.059^2}\approx 19.13$$

## Schedule 9 Definitions and interpretation

### 1 Definitions

In this determination:

**2010 Metropolitan Water Plan** means the document entitled '*2010 Metropolitan Water Plan: Water for people and water for the environment*' published by the NSW Office of Water in August 2010 as updated or amended from time to time.

**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 provides 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.

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

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

**Commercial Customer** means a Property assessed by Sydney Water to be a commercial customer for trade waste purposes.

**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.

**Community Land Development Act** means the *Community Land Development Act 1989* (NSW).

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

**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.

**Customer Contract** means the customer contract at schedule 4 of the operating licence granted to Sydney Water under section 12 of the Sydney Water Act.

**Determination No. 1, 2012** means IPART's Determination No. 1, 2012 entitled '*Prices for Sydney Water Corporation's water, sewerage, stormwater drainage and other services*'.

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

- (a) from the Commencement Date to 30 June 2017, 0.685 kL per day;
- (b) from 1 July 2017 to 30 June 2018, 0.548 kL per day;
- (c) from 1 July 2018 to 30 June 2019, 0.411 kL per day;
- (d) from 1 July 2019 to 30 June 2020, 0.410 kL 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) a Multi Premises, the Discharge Allowance applies once to the entire Multi Premises and is not to be multiplied by the number of Properties; and
- (b) Joint Sewerage Properties that are non residential and which receive sewerage services through the same connection point, the Discharge Allowance applies once to all of those Properties and is not to be multiplied by the number of Properties.

**Discharge Factor** means:

- (a) in relation to a Property (including a Property within a Multi Premises) serviced by one or more 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 serviced by one or more 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.

**Filtered Water** means water that has been treated at a water filtration plant or a 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** means a Property assessed by Sydney Water to be an industrial customer for trade waste purposes.

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

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

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

**Joint Sewerage Services Property** means:

- (a) a Property which is directly connected to:
  - (1) the Sewerage System; and
  - (2) private sewerage infrastructure servicing another Property; or

- (b) a Property which, through private sewerage infrastructure, is indirectly connected to the Sewerage System by the Property referred to in paragraph (a),

and excludes any Non Residential Multi Premises Joint Sewerage Services Property.

**Joint Water Supply Services Property** means:

- (a) a Property which is directly connected to:
- (1) the Water Supply System; and
  - (2) private water infrastructure servicing another Property; or
- (b) a Property which, through private water infrastructure, is indirectly connected to the Water Supply System by the Property referred to in paragraph (a),

and excludes any Non Residential Multi Premises Joint Water Supply Services Property.

**Joint Services Property** means a Joint Sewerage Services Property, Non Residential Multi Premises Joint Sewerage Services Property, Joint Water Supply Services Property or Non Residential Multi Premises Joint Water Supply Services Property.

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

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

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

**L** means litre.

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

**Large Boarding House** means a Boarding House with more than 10 Rooms.

**Large Non Residential Property** means a Non Residential Property that is serviced by one or more Individual Meters, where that Non Residential Property has an annualised metered water consumption which is greater than 7.3 ML, and excludes any Joint Services Property that is serviced by one or more Common Meters.

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

**Meter** means an apparatus for the measurement of water usage and includes a Remote Read Meter.

**Metered Large Boarding House** means a Large Boarding House that is serviced by one or more Meter.

**Metered Multi Premises** means a Multi Premises that is serviced by one or more Meters.

**Metered Non Residential Property** means a Non Residential Property that is serviced by one or more Meters and, for the avoidance of doubt, includes a Non Residential Property within a Multi Premises that is serviced by one or more Common Meters.

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

**Metered Residential Property** means a Residential Property that is serviced by one or more Meters and, for the avoidance of doubt, includes a Residential Property within a Multi Premises that is serviced by one or more Common Meters.

**Metered Small Boarding House** means a Small Boarding House that is serviced by one or more Meter.

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

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

- (a) the date on which Sydney Water last read the Meter or is taken to have read the Meter (**Last Reading Date**), including by estimating consumption for the Property or Multi Premises (as the case may be); and
- (b) the date immediately preceding the Last Reading Date on which Sydney Water read the Meter or is taken to have read the Meter (**Earlier Reading Date**), including by estimating consumption for the Property or Multi Premises (as the case may be),

which period includes the Last Reading Date but does not include the Earlier Reading Date.

**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.

**ML** means megalitre or one million litres.

**Monopoly Services** means the Monopoly Services defined in clause 1(c) 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 WIC Act.

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

- (a) an Individual Meter is installed to service that Property; or
- (b) one or more Common Meters are 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 Multi Premises Joint Sewerage Services Property** means:

- (a) a Non Residential Multi Premises which is directly connected to:
  - (1) the Sewerage System; and
  - (2) private sewerage infrastructure servicing another Non Residential Multi Premises; or
- (b) a Non Residential Multi Premises which, through private sewerage infrastructure, is indirectly connected to the Sewerage System by the Property referred to in paragraph (a).

**Non Residential Multi Premises Joint Water Supply Services Property** means:

- (a) a Non Residential Multi Premises which is directly connected to:
  - (1) the Water Supply System; and
  - (2) private water infrastructure servicing another Non Residential Multi Premises; or
- (b) a Non Residential Multi Premises which, through private water infrastructure, is indirectly connected to the Water Supply System by the Property referred to in paragraph (a).

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

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

**Order** means the *Independent Pricing and Regulatory Tribunal (Water, Sewerage and Drainage Services) Order 1997* 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* (NSW).

**Period** means:

- (a) the Commencement Date to 30 June 2017;
- (b) 1 July 2017 to 30 June 2018;
- (c) 1 July 2018 to 30 June 2019; or
- (d) 1 July 2019 to 30 June 2020,  
(as the case may be).

**Property** means:

- (a) a Strata Title Lot (other than utility lots within the meaning of section 39 of the *Strata Schemes (Freehold Development) Act 1973* (NSW));
- (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, other than a building to which paragraphs (a) to (c) apply;
- (e) land (including Vacant Land and excluding Exempt Land);
- (f) a Hotel or Motel;



- (g) a Backpackers Hostel; or
- (h) a Boarding House.

**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.

**Recycled Water Supply Services** means the supply by Sydney Water of Recycled Water to Properties within Sydney Water's area of operations, but excludes Rouse Hill Recycled Water Supply Services.

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

**Remote Read Meter** means a Meter that Sydney Water can read remotely.

**Residential Dual Occupancy Property** means a Residential Property on a premises that contains two Residential Properties, where:

- (a) both Properties are on the same property title; and
- (b) neither Property is any of the following:
  - (1) a Property in a Strata Title Lot;
  - (2) a Property in a Company Title Dwelling;
  - (3) a Property in a Community Development Lot;
  - (4) land (including Vacant Land and Exempt Land);
  - (5) a Hotel or Motel; or
  - (6) a Backpackers Hostel.

[**Note:** Boarding Houses are excluded from the definition of Residential Property.]

**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 Recycled Water Supply Services** means the supply, by Sydney Water, of Recycled Water to Properties in the area supplied by the Rouse Hill Recycled Water Plant.

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

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

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

**Schedule 1 Services** means the services to which schedule 1 of this determination applies, as set out in clause 1(a) of schedule 1 of this determination.

**Schedule 2 Services** means the services to which schedule 2 of this determination applies, as set out in clause 1(a) of schedule 2 of this determination.

**Schedule 3 Services** means the services to which schedule 3 of this determination applies, as set out in clause 1(a) of schedule 3 of this determination.

**Schedule 6 Services** means the services to which schedule 6 of this determination applies, as set out in clause 1 of schedule 6 of this determination.

**Schedule 8 Services** means the services to which schedule 8 of this determination applies, as set out in clause 1 of schedule 8 of this determination.

**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.

**Shoalhaven Transfer** means the transfer by Water NSW of water from the Tallowa Dam on the Shoalhaven River to other water storages in New South Wales pursuant to the requirements of the 2010 Metropolitan Water Plan.

**Small Boarding House** means a Boarding House with 10 Rooms or fewer.

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

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

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

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

**Sydney Desalination Plant Operation Requirement** means the requirement under SDP's Network Operator's Licence (Licence No. 10\_010) or operational approval granted under the WIC Act (as the case may be) that SDP operate the Sydney Desalination Plant.

[**Note:** The Sydney Desalination Plant Operation Requirement is currently (as at the Commencement Date) set out in clauses A2(b) and (c) of SDP's Network Operator's Licence (Licence No. 10\_010).]

**Sydney Desalination Plant Uplift Charge** means the charge levied pursuant to clauses 5(a)(3) and 8(c) of schedule 1.

**Sydney Water** means Sydney Water Corporation, as defined in clause 1(b) of the Preliminary section of this determination, constituted under the Sydney Water Act.

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

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

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

**Unfiltered Water** means water that has been chemically treated but not treated at a water filtration plant or a desalination 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 NSW** means the corporation constituted under the *Water NSW Act 2014* (NSW).

**Water NSW Determination** means:

- (a) IPART's Determination No 3, entitled '*Water NSW: Maximum prices for water supply services from 1 July 2016 in relation to Sydney Catchment Functions*'; or
- (b) if IPART's Determination No. 3, 2016 has been replaced, the determination in force at the relevant time which sets maximum prices for Water NSW's water supply services.

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

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

## 1.2 Consumer Price Index

$$(a) \Delta CPI_1 = \left( \frac{CPI_{March2017}}{CPI_{March2016}} \right) - 1$$

$$\Delta CPI_2 = \left( \frac{CPI_{March2018}}{CPI_{March2016}} \right) - 1$$

$$\Delta CPI_3 = \left( \frac{CPI_{March2019}}{CPI_{March2016}} \right) - 1$$

each as calculated and notified by IPART, where:

(1) CPI means:

- (A) 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
- (B) if the Australian Bureau of Statistics does not or ceases to publish the index, then CPI will mean an index determined by IPART.

(b) The subtext (for example <sup>March2018</sup>) when used in relation to the CPI in paragraph (a) above refers to the CPI for the quarter and year indicated (in the example, the March quarter for 2018).

## 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 or Minister includes a reference to the officer or Minister which replaces that officer or Minister or which substantially succeeds to the powers or functions of that officer or Minister;

(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 Rounding rule**

- (a) Any price or charge calculated in accordance with this determination is to be rounded to the nearest whole cent.
- (b) For the purposes of calculating a price or charge under clause 2.4(a) of schedule 9, any amount that is a multiple of 0.5 cents (but not a multiple of 1 cent), is to be rounded up to the nearest whole cent.

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

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

- (c) For the avoidance of doubt, if a Meter Reading Period or billing period commences before the Commencement Date and ends after the Commencement Date, the maximum prices for the services applying to that Meter Reading Period or billing period is the charge calculated as follows:
  - (1) **for the number of days falling before the Commencement Date** – by applying the maximum price for the relevant service under Determination No. 1 of 2012, prior to that determination being replaced by this determination; and
  - (2) **for the number of days falling on or after the Commencement Date** – by applying the maximum price for the relevant service under this determination.
- (d) Where the Sydney Desalination Plant is operating pursuant to the Sydney Desalination Plant Operation Requirement for a period which is less than the duration a Meter Reading Period, Sydney Water must levy the Sydney Desalination Plant Uplift Charge for that Meter Reading Period on a pro-rata basis.

## 2.6 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 10 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 8.

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

#### *Sydney Desalination Plant*

Over each Period, Sydney Water will purchase bulk water from Water NSW and, depending on SDP's operating regime and Water NSW's dam levels, from SDP.

The SDP Determination sets different prices depending on the Sydney 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 Sydney Desalination Plant is in its different modes of operation.

IPART has adopted a methodology to ensure that the prices charged to customers 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 supply service charge to reflect the actual cost of water supplied by SDP to Sydney Water under the SDP Determination, which depends on the mode of operation of the Sydney Desalination Plant.

#### *Shoalhaven Transfer*

The Water NSW Determination is designed to pass-through to Sydney Water (among others) Water NSW's actual costs of carrying out the Shoalhaven Transfer as determined under the Water NSW Determination (**Shoalhaven Transfer costs**).

This determination is designed to pass-through to Sydney Water's customers the charges that Sydney Water pays to Water NSW for the Shoalhaven Transfer under the Water NSW Determination.



It is impractical to make a determination of water supply service charges directly fixing a maximum price for the charges that Sydney Water pays to Water NSW for the Shoalhaven Transfer under the Water NSW Determination. This is because the Water NSW Determination does not set a fixed price for the Shoalhaven Transfer costs. Rather, it sets a methodology, which allows Water NSW to pass-through its actual Shoalhaven Transfer costs to Sydney Water.

IPART has adopted a methodology, in Schedule 1, to ensure that the prices charged to consumers by Sydney Water reflect the actual charges that Sydney Water pays Water NSW for the Shoalhaven Transfer under the Water NSW Determination. The methodology permits an adjustment of the water supply service charge to reflect the actual charges paid by Sydney Water to Water NSW for the Shoalhaven Transfer under the Water NSW Determination.

*Methodology to fix maximum prices for Minor Service Extensions in schedule 8*

The methodology set out in schedule 8 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.





## Appendix



## A Rouse Hill Stormwater Catchment Area and Kellyville Village Area

A Rouse Hill Stormwater Catchment Area and  
Kellyville Village Area



Rouse Hill Stormwater Catchment Area

- Rouse Hill Stormwater Catchment Area
- Existing Kellyville Village





