



Independent Pricing and Regulatory Tribunal
New South Wales

Central Coast Council

**Maximum prices for water, sewerage, stormwater drainage and
other services from 1 July 2019**

© Independent Pricing and Regulatory Tribunal (2019)

With the exception of any:

- (a) coat of arms, logo, trade mark or other branding;
- (b) third party intellectual property; and
- (c) personal information such as photos of people,

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



The licence terms are available at the Creative Commons website: <https://creativecommons.org/licenses/by-nc-nd/3.0/au/legalcode>

IPART requires that it be attributed as creator of the licensed material in the following manner:
© Independent Pricing and Regulatory Tribunal (2019).

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

Disclaimer

IPART does not guarantee or warrant, and accepts no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency or completeness of any material contained in this publication.

Information in this publication is provided as general information only and is not intended as a substitute for advice from a qualified professional. IPART recommends that users exercise care and use their own skill and judgment in using information from this publication and that users carefully evaluate the accuracy, currency, completeness and relevance of such information. Users should take steps to independently verify the information in this publication and, where appropriate, seek professional advice.

Nothing in this publication should be taken to indicate IPART's or the NSW Government's commitment to a particular course of action.

ISBN 978-1-76049-298-4

The Independent Pricing and Regulatory Tribunal (IPART)

IPART provides independent regulatory decisions and advice to protect and promote the ongoing interests of the consumers, taxpayers and citizens of NSW. IPART's independence is underpinned by an Act of Parliament. Further information on IPART can be obtained from IPART's website: <https://www.ipart.nsw.gov.au/Home>.

Tribunal Members

The Tribunal members for this review are:

Dr Paul Paterson, Chair

Mr Ed Willett

Ms Deborah Cope

Enquiries regarding this document should be directed to a staff member:

Anthony Rush (02) 9113 7790

Elina Gilbourd (02) 9113 7788



Contents

Preliminary	1
1 Application of this determination	1
2 Commencement and term of this determination	1
3 Replacement of other determinations	2
4 Pricing schedules	2
5 Legislative background	2
Schedule 1 Water Supply Services	4
1 Application of schedule	4
2 Maximum prices for Water Supply Services	4
3 Water supply service charges	4
4 Water usage charge	5
5 Maximum prices for Catherine Hill Bay Water Utility	6
6 Maximum prices for Exempt Land	6
Schedule 2 Sewerage Services	7
1 Application of schedule	7
2 Maximum prices for Sewerage Services	7
3 Sewerage service charges	7
4 Sewerage usage charge	9
5 Maximum prices for Exempt Land	10
Schedule 3 Stormwater Drainage Services	11
1 Application of schedule	11
2 Maximum prices for Stormwater Drainage Services	11
3 Fixed stormwater drainage service charges	11
4 Area-based stormwater drainage service charges	12
5 Maximum prices for Exempt Land	12
Schedule 4 Trade Waste Services	13
1 Application of schedule	13
2 There are four categories of Trade Waste Services	13
3 Maximum prices for Trade Waste Services	13
Schedule 5 Miscellaneous Customer Services	19
1 Application of schedule	19
2 Maximum prices for Miscellaneous Customer Services	19
Schedule 6 Statement of reasons for setting methodologies	23
1 Legislative framework	23
2 Statement of reasons	23
Schedule 7 Definitions and interpretation	24

| Contents

1	Definitions	24
2	Interpretation	29

Preliminary

1 Application of this determination

1.1 This determination applies to Monopoly Services

This determination fixes maximum prices or sets methodologies for fixing maximum prices for the following services provided by Central Coast Council as a Water Supply Authority:

- (a) Water Supply Services;
 - (b) Sewerage Services;
 - (c) Stormwater Drainage Services;
 - (d) Trade Waste Services; and
 - (e) Miscellaneous Customer Services,
- (together, the **Monopoly Services**).

1.2 This determination applies to Central Coast Council

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

1.3 This determination applies in Central Coast Council's area of operations

This determination applies to Central Coast Council's entire area of operations. Central Coast Council's area of operations is its local government area under the Local Government Act.

1.4 There are two exclusions from the scope of this determination

This determination does not apply to:

- (a) Water Supply Services and Sewerage Services provided pursuant to a Negotiated Services Agreement; and
- (b) Water Supply Services and Sewerage Services provided to Narara Ecovillage.

2 Commencement and term of this determination

- (a) This determination commences on the later of:
 - (1) 1 July 2019; and
 - (2) the date that it is published in the NSW Government Gazette (**Commencement Date**).

- (b) The maximum prices under this determination apply from the Commencement Date to 30 June 2022. The maximum prices under this determination prevailing at 30 June 2022 continue to apply beyond 30 June 2022 until this determination is revoked or replaced.

3 Replacement of other determinations

- (a) Subject to the two exceptions set out in clause 3(b), this determination replaces the following determinations:
- (1) the 2013 Gosford Determination; and
 - (2) the 2013 Wyong Determination.
- (b) Despite clause 3(a), this determination does not replace:
- (1) clause 10 of Schedule 1 to the 2013 Gosford Determination; and
 - (2) clause 10 of Schedule 1 to the 2013 Wyong Determination.

[Note: The two clauses not replaced by this determination deal with Water Supply Services supplied by Central Coast Council to Hunter Water Corporation. These clauses will be replaced by a separate determination.]

4 Pricing schedules

The schedules listed in Table P.1 below set out the maximum prices that Central Coast Council may charge for supplying the Monopoly Services.

Table P.1 Pricing schedules

Schedule	Monopoly Services to which the schedule applies
Schedule 1	Water Supply Services
Schedule 2	Sewerage Services
Schedule 3	Stormwater Drainage Services
Schedule 4	Trade Waste Services
Schedule 5	Miscellaneous Customer Services

5 Legislative background

5.1 IPART may set maximum prices for government monopoly services supplied by specified government agencies

Section 11(1)(a) of the IPART Act provides IPART with a standing reference for the determination of maximum prices for government monopoly services supplied by a government agency specified in Schedule 1 to the IPART Act.

5.2 The Monopoly Services are government monopoly services

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

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

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

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

5.4 IPART has set a methodology for some prices, rather than fixing a maximum price

This determination fixes the maximum price for some services and sets a methodology for fixing the maximum price for other services. IPART's reasons for setting a methodology for fixing some maximum prices are set out in Schedule 6.

Schedule 1 Water Supply Services

1 Application of schedule

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

2 Maximum prices for Water Supply Services

Subject to clauses 5 and 6, the maximum price that Central Coast Council may levy for supplying Water Supply Services to a Property in a Period is the sum of:

- (a) the water supply service charge applicable to that Property, calculated in accordance with clause 3; and
- (b) the water usage charge applicable to that Property, calculated in accordance with clause 4.

[Note: Clauses 5 and 6 fix the maximum prices that Central Coast Council may levy for providing Water Supply Services to Catherine Hill Bay Water Utility and Exempt Land.]

3 Water supply service charges

- (a) The water supply service charge applicable to a Property (other than an Unmetered Property or Unconnected Property) is, for each Meter that services that Property, the water supply service charge in Table 1.1 for the applicable Meter size or Property type and applicable Period.
- (b) The water supply service charge applicable to an Unmetered Property or an Unconnected Property is the water supply service charge in Table 1.1 for that Property type and applicable Period.
- (c) For the purposes of clause 3(a), the following categories of Property are deemed to have a single 20mm Meter:
 - (1) each Residential Property; and
 - (2) each Non-Residential Property within a Mixed Multi-Premises that is serviced by a Common Meter.
- (d) Where a Property:
 - (1) is serviced by a Common Meter; and
 - (2) is not deemed to have a single 20mm Meter under clause 3(c),the applicable water supply service charge in Table 1.1 for that Common Meter is to be apportioned as determined by Central Coast Council between each such Property serviced by the Common Meter.

Table 1.1 Water supply service charges

Meter size or Property type	1 July 2019 to 30 June 2020 (\$)	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)
Unconnected Property	0	0	0
Unmetered Property	111.02	111.02 x CPI ₁	111.02 x CPI ₂
20mm	111.02	111.02 x CPI ₁	111.02 x CPI ₂
25mm	173.46	173.46 x CPI ₁	173.46 x CPI ₂
32mm	284.20	284.20 x CPI ₁	284.20 x CPI ₂
40mm	444.07	444.07 x CPI ₁	444.07 x CPI ₂
50mm	693.86	693.86 x CPI ₁	693.86 x CPI ₂
80mm	1,776.27	1,776.27 x CPI ₁	1,776.27 x CPI ₂
100mm	2,775.42	2,775.42 x CPI ₁	2,775.42 x CPI ₂
Other Meter sizes	$\frac{(\text{Meter size in mm})^2 \times \text{water supply access charge for a 20mm Meter for the applicable Period}}{400}$		

4 Water usage charge

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

$$W = V \times C$$

Where:

W means the water usage charge applicable to the Property in the Period;

V means the volume (in kilolitres) supplied to the Property in the Period as calculated under this clause; and

C means the charge per kilolitre specified in Table 1.2 for the applicable Period.

- (b) For the purposes of this clause, the volume supplied to a Property in a Period is the sum of:
- (1) in the case of a Property serviced by an Individual Meter—the volume supplied to the Property as measured by the Individual Meter;
 - (2) in the case of a Property serviced by a Common Meter—the volume deemed to have been supplied to the Property under clause 4(c);
 - (3) in the case of Property that is an Unmetered Property—the volume deemed to have been supplied to that Unmetered Property under clause 4(e); and
 - (4) in the case of a Property that is an Unconnected Property—zero kilolitres.

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

[Example 2: A Property is metered for part of a Period and unmetered for part of that Period because the Meter supplying that Property breaks. The total volume supplied to that Property will be the volume measured by the Meter plus the volume deemed to have been supplied during the unmetered period.]

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

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

Where:

U means the volume deemed to have been supplied by Central Coast Council to the Unmetered Property over the relevant period;

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

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

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

Table 1.2 Water usage charge

	1 July 2019 to 30 June 2020 (\$ per kL)	1 July 2020 to 30 June 2021 (\$ per kL)	1 July 2021 to 30 June 2022 (\$ per kL)
Water usage charge	1.93	1.93 x CPI ₁	1.93 x CPI ₂

5 Maximum prices for Catherine Hill Bay Water Utility

The maximum price that Central Coast Council may levy for supplying Water Supply Services to Catherine Hill Bay Water Utility in a Period is the maximum price that would be calculated under clause 2 if Catherine Hill Bay Water Utility was a single Non-Residential Property.

6 Maximum prices for Exempt Land

The maximum price that Central Coast Council may levy for supplying Water Supply Services to Exempt Land in a Period is the water usage charge that applies to that land under clause 4.

Schedule 2 Sewerage Services

1 Application of schedule

This schedule sets out the maximum prices that Central Coast Council may levy for Sewerage Services.

2 Maximum prices for Sewerage Services

Subject to clause 5, the maximum price that Central Coast Council may levy for supplying Sewerage Services to a Property is the sum of:

- (a) the sewerage service charge applicable to that Property calculated in accordance with clause 3; and
- (b) the sewerage usage charge applicable to that Property calculated in accordance with clause 4.

[Note: Clause 5 fixes the maximum prices that Central Coast Council may levy for providing Sewerage Services to Exempt Land.]

3 Sewerage service charges

3.1 Sewerage service charges in the Former Gosford Area

- (a) The sewerage service charge applicable to a Property in the Former Gosford Area in a Period is, for each Meter that services the Property or for an Unconnected Property or Unmetered Property, the amount calculated as follows:

$$G = M \times S$$

Where:

G means the sewerage service charge applicable to a Property in the Former Gosford Area;

M means the sewerage service charge in Table 2.1 for the applicable Meter size or Property type and applicable Period; and

S means the applicable Sewerage Discharge Factor.

- (b) For the purposes of the sewerage service charge in the Former Gosford Area, the following categories of Property (other than an Unconnected Property or Unmetered Property) are deemed to have a single 20mm Meter:
 - (1) each Residential Property; and

- (2) each Non-Residential Property within a Mixed Multi-Premises that is serviced by a Common Meter.
- (c) Where a Property:
- (1) is serviced by a Common Meter; and
 - (2) is not deemed to have a 20mm Meter under clause 3.1(b),
- the applicable sewerage service charge in Table 2.1 for that Common Meter is to be apportioned as determined by Central Coast Council between each such Property serviced by that Common Meter.

Table 2.1 Sewerage service charges in the Former Gosford Area

Meter size or Property type	1 July 2019 to 30 June 2020 (\$)	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)
Unconnected Property	0	0	0
Unmetered Property	541.41	541.41 x CPI ₁	541.41 x CPI ₂
20mm	541.41	541.41 x CPI ₁	541.41 x CPI ₂
25mm	845.95	845.95 x CPI ₁	845.95 x CPI ₂
32mm	1,386.01	1,386.01 x CPI ₁	1,386.01 x CPI ₂
40mm	2,165.64	2,165.64 x CPI ₁	2,165.64 x CPI ₂
50mm	3,383.81	3,383.81 x CPI ₁	3,383.81 x CPI ₂
80mm	8,662.56	8,662.56 x CPI ₁	8,662.56 x CPI ₂
100mm	13,535.25	13,535.25 x CPI ₁	13,535.25 x CPI ₂
Other Meter Sizes	<i>(Meter size in mm)² × sewerage access charge for a 20mm Meter for the applicable Period</i> 400		

[Note: Applying the fixed Sewerage Discharge Factor of 75% for Residential Properties, the sewerage service charge for a Residential Property in the Former Gosford Area is \$406.06 from the Commencement Date to 30 June 2020 and escalated for inflation in each subsequent Period.]

3.2 Sewerage service charges in the Former Wyong Area

- (a) The sewerage service charge applicable to a Property in the Former Wyong Area in a Period is, for each Meter that services the Property or for an Unconnected Property or Unmetered Property, the amount calculated as follows:

$$W = M \times S$$

Where:

W means the sewerage service charge applicable to a Property in the Former Wyong Area;

M means the sewerage service charge in Table 2.2 for the applicable Meter size or Property type and applicable Period; and

S means the applicable Sewerage Discharge Factor.

- (b) For the purposes of the sewerage service charge in the Former Wyong Area, the following categories of Property (other than an Unconnected Property or Unmetered Property) are deemed to have a single 20mm Meter:

- (1) each Residential Property; and
- (2) each Non-Residential Property within a Mixed Multi-Premises that is serviced by a Common Meter.
- (c) For the purposes of clause 3.2(a), the applicable Property type for a Property with a 20mm Meter is:
- (1) Single 20mm Meter in circumstances where a Property is serviced by a single Meter; and
- (2) Multiple 20mm Meters in circumstances where a Property is serviced by a 20mm Meter and at least one other Meter.
- (d) Where a Property:
- (1) is serviced by a Common Meter; and
- (2) is not deemed to have a single 20mm Meter under clause 3.1(b),
- the applicable sewerage service charge in Table 2.2 for that Common Meter is to be apportioned as determined by Central Coast Council between each such Property serviced by that Common Meter.

Table 2.2 Sewerage service charges in the Former Wyong Area

Meter size or Property type	1 July 2019 to 30 June 2020 (\$)	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)
Unconnected Property	0	0	0
Unmetered Property	490.70	490.70 x CPI ₁	490.70 x CPI ₂
Single 20mm Meter	490.70	490.70 x CPI ₁	490.70 x CPI ₂
Multiple 20mm Meters	289.85	342.22 x CPI ₁	404.51 x CPI ₂
25mm	452.88	534.72 x CPI ₁	632.05 x CPI ₂
32mm	742.00	876.08 x CPI ₁	1,035.55 x CPI ₂
40mm	1,159.38	1,368.88 x CPI ₁	1,618.05 x CPI ₂
50mm	1,811.53	2,138.88 x CPI ₁	2,528.20 x CPI ₂
80mm	4,637.52	5,475.53 x CPI ₁	6,472.19 x CPI ₂
100mm	7,246.13	8,555.51 x CPI ₁	10,112.79 x CPI ₂
Other Meter Sizes	$\frac{(\text{Meter size in mm})^2 \times \text{sewerage access charge for multiple 20mm Meters for the applicable Period}}{400}$		

[Note: Applying the fixed Sewerage Discharge Factor of 75% for Residential Properties, the sewerage service charge for a Residential Property in the Former Wyong Area is \$368.03 from the Commencement Date to 30 June 2020 and escalated for inflation in each subsequent Period.]

4 Sewerage usage charge

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

$$S = V \times C$$

Where:

S means the sewerage usage charge applicable to a Property in a Period;

V means the volume (in kilolitres) deemed to be discharged from the Property into the sewerage system as calculated under this clause; and

C means the charge per kilolitre specified in Table 2.3 for the applicable Period.

- (b) For the purposes of this clause, the volume discharged from a Property into the sewerage system in a Period is deemed to be:
- (1) in the case of a Residential Property within a Mixed Multi-Premises or Residential Multi-Premises: $\frac{80}{365}$ kilolitres per day of that Period;
 - (2) in the case of a Residential Property that is not within a Mixed Multi-Premises or Residential Multi-Premises: $\frac{125}{365}$ kilolitres per day of that Period;
 - (3) in the case of a Non-Residential Property – the volume of water supplied to that Property as determined under clause 4 of Schedule 1 multiplied by the Sewerage Discharge Factor; and
 - (4) in the case of an Unconnected Property – zero kilolitres.

Table 2.3 Sewerage usage charge

	1 July 2019 to 30 June 2020 (\$ per kL)	1 July 2020 to 30 June 2021 (\$ per kL)	1 July 2021 to 30 June 2022 (\$ per kL)
Sewerage usage charge	0.84	0.84 x CPI ₁	0.84 x CPI ₂

[Note: Applying the deemed usage for Residential Properties within a Mixed Multi-Premises or Residential Multi-Premises to the fixed sewerage usage charge (per kilolitre), the sewerage usage charge for each of those Residential Properties is \$67.20 from the Commencement Date to 30 June 2020 and escalated for inflation in each subsequent Period.]

[Note: Applying the deemed usage for Residential Properties that are not within a Mixed Multi-Premises or Residential Multi-Premises to the fixed sewerage usage charge (per kilolitre), the sewerage usage charge for those Residential Properties is \$105.00 from the Commencement Date to 30 June 2020 and escalated for inflation in each subsequent Period.]

5 Maximum prices for Exempt Land

The maximum price that Central Coast Council may levy for supplying Sewerage Services to Exempt Land in a Period is the sewerage usage charge that applies to that land under clause 4.

Schedule 3 Stormwater Drainage Services

1 Application of schedule

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

2 Maximum prices for Stormwater Drainage Services

- (a) Subject to clause 5, the maximum price that Central Coast Council may levy for supplying Stormwater Drainage Services to a Property in a Period is either:
- (1) the fixed stormwater drainage service charge calculated in accordance with clause 3; or
 - (2) the area-based stormwater drainage service charge calculated in accordance with clause 4.

[Note: Clause 5 fixes the maximum prices that Central Coast Council may levy for providing Stormwater Drainage Services to Exempt Land.]

- (b) Central Coast Council may only levy a fixed stormwater drainage service charge on the following categories of Property:
- (1) Residential Property;
 - (2) Non-Residential Property that is part of a Mixed Multi-Premises;
 - (3) Vacant Land; and
 - (4) Low Impact Property.

[Note: The definition of Residential Property includes farmland.]

- (c) Central Coast Council may only levy an area-based stormwater drainage service charge on Non-Residential Properties that do not fall within one of the categories of Property that may be charged a fixed stormwater drainage service charge under clause 2(b).

3 Fixed stormwater drainage service charges

The fixed stormwater drainage service charge is the charge in Table 3.1 for the applicable Property category and applicable Period.

Table 3.1 Fixed stormwater drainage service charges

Property Category	1 July 2019 to 30 June 2020 (\$)	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)
Residential Property that is not part of a Multi-Premises	106.90	106.90 x CPI ₁	106.90 x CPI ₂
Each Property within a Residential Multi-Premises or Mixed Multi-Premises	80.18	80.18 x CPI ₁	80.18 x CPI ₂
Vacant Land	80.18	80.18 x CPI ₁	80.18 x CPI ₂
Low Impact Property	106.90	106.90 x CPI ₁	106.90 x CPI ₂

4 Area-based stormwater drainage service charges

- (a) The area-based stormwater drainage service charge for a Non-Residential Property that is not part of a Non-Residential Multi-Premises is the charge in Table 3.2 for the applicable Property Area and applicable Period.
- (b) The area-based stormwater drainage service charge for a Non-Residential Property that is part of a Non-Residential Multi-Premises is an amount determined by Central Coast Council.
- (c) The sum of the amounts determined by Central Coast Council under clause 4(b) for Properties in a particular Non-Residential Multi-Premises must not exceed the charge in Table 3.2 for the applicable Period for a Property with the same Property Area as that Non-Residential Multi-Premises.

Table 3.2 Area-based stormwater drainage service charges

Property Area	1 July 2019 to 30 June 2020 (\$)	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)
Small ($\leq 1000\text{m}^2$)	106.90	106.90 x CPI ₁	106.90 x CPI ₂
Medium ($> 1000\text{m}^2$ and $\leq 10000\text{m}^2$)	133.62	160.35 x CPI ₁	187.07 x CPI ₂
Large ($> 10000\text{m}^2$ and $\leq 45000\text{m}^2$)	365.23	623.57 x CPI ₁	881.91 x CPI ₂
Very Large ($> 45000\text{m}^2$)	962.08	1,817.27 x CPI ₁	2,672.46 x CPI ₂

5 Maximum prices for Exempt Land

The maximum price that Central Coast Council may levy for supplying Stormwater Drainage Services to Exempt Land in a Period is zero.

Schedule 4 Trade Waste Services

1 Application of schedule

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

2 There are four categories of Trade Waste Services

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

- (a) Category 5 Septic Tank Waste Discharge Services;
- (b) Category 1 Low Risk Trade Waste Discharge Services;
- (c) Category 2 Pre-Treated Trade Waste Discharge Services; and
- (d) Category 3 High Volume Trade Waste Discharge Services.

3 Maximum prices for Trade Waste Services

3.1 General provisions for Trade Waste Services

- (a) The maximum price that Central Coast Council may levy for supplying Trade Waste Services to a customer is the maximum price calculated in accordance with this clause for the applicable category of Trade Waste Services.
- (b) In this clause 3, a reinspection fee is only required when a regular inspection by Central Coast Council uncovers non-compliance with the conditions of any approval issued by Central Coast Council and there are no further regular inspections included in the annual fee to confirm that the amelioration work is complete.
- (c) For the purposes of clause 3.1(b):
 - (1) there is one regular inspection included in the annual fee for:
 - (A) Category 5 Septic Tank Waste Discharge Services; and
 - (B) Category 1 Low Risk Trade Waste Discharge Services; and
 - (2) two regular inspections included in the annual fee for:
 - (A) Category 2 Pre-Treated Trade Waste Discharge Services; and
 - (B) Category 3 High Volume Trade Waste Discharge Services.

3.2 Maximum prices for Category S Septic Tank Waste Discharge Services

- (a) The maximum price that Central Coast Council may levy for supplying Category S Septic Tank Waste Discharge Services to a customer in a Period is the amount calculated as follows:

$$MP_S = A_S + (V_S \times U_S) + (R \times n)$$

Where:

MP_S means the maximum price that Central Coast Council may levy for supplying Category S Septic Tank Waste Discharge Services to a customer in a Period;

A_S means:

- (1) in any Period during which the customer uses the Category S Septic Tank Waste Discharge Services for the first time – the application fee in Table 4.1 for the applicable Period; and
- (2) in any other Period – the annual fee in Table 4.1 for the applicable Period;

V_S means the volume (in kilolitres) of liquid trade waste as measured by Central Coast Council;

U_S means:

- (1) where the trade waste is septage and septic effluent, the septage and septic effluent usage charge per kilolitre of liquid trade waste in Table 4.1 for the applicable Period; and
- (2) where the trade waste is septic effluent, the septic effluent usage charge per kilolitre of liquid trade waste in Table 4.1 for the applicable Period;

R means the reinspection fee in Table 4.1 for the applicable Period; and

n means the number of reinspections in the Period.

Table 4.1 Category S Septic Tank Waste Discharge Services Fees and Charges

Fees and Charges	1 July 2019 to 30 June 2020	1 July 2020 to 30 June 2021	1 July 2021 to 30 June 2022
Application fee (\$) (A_S)	168.75	168.75 x CPI ₁	168.75 x CPI ₂
Annual fee (\$) (A_S)	153.42	153.42 x CPI ₁	153.42 x CPI ₂
Septage and septic effluent usage charge (\$ per kL) (U_S)	17.84	17.84 x CPI ₁	17.84 x CPI ₂
Septic effluent usage charge (\$ per kL) (U_S)	1.78	1.78 x CPI ₁	1.78 x CPI ₂
Reinspection fee (\$) (R)	112.30	112.30 x CPI ₁	112.30 x CPI ₂

3.3 Maximum prices for Category 1 Low Risk Trade Waste Discharge Services

- (a) The maximum price that Central Coast Council may levy for supplying Category 1 Low Risk Trade Waste Discharge Services to a customer in a Period is the amount calculated as follows:

$$MP_1 = A_1 + (R \times n)$$

Where:

MP_1 means the maximum price that Central Coast Council may levy for supplying Category 1 Low Risk Trade Waste Discharge Services to a customer in a Period;

A_1 means:

- (1) in any Period during which the customer uses the Category 1 Low Risk Trade Waste Discharge Services for the first time – the application fee in Table 4.2 for the applicable Period; and
- (2) in any other Period – the annual fee in Table 4.2 for the applicable Period;

R means the reinspection fee in Table 4.2 for the applicable Period (if applicable); and

n means the number of reinspections in the Period.

Table 4.2 Category 1 Low Risk Trade Waste Discharge Services Fees

Fees	1 July 2019 to 30 June 2020 (\$)	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)
Application fee (A_1)	96.95	96.95 x CPI ₁	96.95 x CPI ₂
Annual fee (A_1)	96.96	96.96 x CPI ₁	96.96 x CPI ₂
Reinspection fee (R)	112.30	112.30 x CPI ₁	112.30 x CPI ₂

3.4 Maximum prices for Category 2 Pre-Treated Trade Waste Discharge Services

- (a) The maximum price that Central Coast Council may levy for supplying Category 2 Pre-Treated Trade Waste Discharge Services to a customer in a Period is the amount calculated as follows:

$$MP_2 = A_2 + (V_2 \times D \times U_2) + (R \times n)$$

Where:

MP_2 means the maximum price that Central Coast Council may levy for supplying Category 2 Pre-Treated Trade Waste Discharge Services to a customer in a Period;

A_2 means:

- (1) in any Period during which the customer use the Category 2 Pre-Treated Trade Waste Discharge Services for the first time – the application fee in Table 4.3 for the applicable Period; and
- (2) in any other Period – the annual fee in Table 4.3 for the applicable Period;

V_2 means the volume of water (in kilolitres) supplied to the customer in that Period, as determined in accordance with clause 4(b) of Schedule 1;

D means the Trade Waste Discharge Factor;

U_2 means:

- (1) where the customer has undertaken the necessary pre-treatment in accordance with the Trade Waste Policy – the pre-treated trade waste usage charge in Table 4.3 for the applicable Period; and
- (2) where the customer discharges trade waste that is non-compliant with the Trade Waste Policy and has not undertaken the necessary pre-treatment in accordance with the Trade Waste Policy – the non-compliant and untreated trade waste usage charge in Table 4.3 for the applicable Period;

R means the reinspection fee in Table 4.3 for the applicable Period; and

n means the number of reinspections in the Period.

Table 4.3 Category 2 Pre-Treated Trade Waste Discharge Services Fees and Charges

Fees and Charges	1 July 2019 to 30 June 2020	1 July 2020 to 30 June 2021	1 July 2021 to 30 June 2022
Application fee (\$) (A_2)	122.73	122.73 x CPI ₁	122.73 x CPI ₂
Annual fee (\$) (A_2)	351.92	351.92 x CPI ₁	351.92 x CPI ₂
Reinspection fee (\$) (R)	112.30	112.30 x CPI ₁	112.30 x CPI ₂
Pre-treated trade waste usage charge (\$ per kL) (U_2)	1.78	1.78 x CPI ₁	1.78 x CPI ₂
Non-compliant and untreated trade waste usage charge (\$ per kL) (U_2)	15.19	15.19 x CPI ₁	15.19 x CPI ₂

3.5 Maximum prices for Category 3 High Volume Trade Waste Discharge Services

- (a) The maximum price that Central Coast Council may levy for supplying Category 3 High Volume Trade Waste Discharge Services to a customer in a Period is the amount calculated as follows:

$$MP_3 = A_3 + M + (R \times n)$$

Where:

MP_3 means the maximum price that Central Coast Council may levy for supplying Category 3 High Volume Trade Waste Discharge Services to a customer in a Period;

A_3 means:

- (1) in any Period during which the customer uses the Category 3 High Volume Trade Waste Discharge Services for the first time – the application fee in Table 4.4 for the applicable Period; and
- (2) in any other Period – the annual fee in Table 4.4 for the applicable region and applicable Period;

M means the aggregate of excess mass charges in Table 4.5, calculated in accordance with the Trade Waste Policy;

R means the reinspection fee in Table 4.4 for the applicable Period; and

n means the number of reinspections in the Period.

Table 4.4 Category 3 High Volume Trade Waste Discharge Services Fees

Fees	1 July 2019 to 30 June 2020 (\$)	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)
Application fee (A_3)	2,210.55	2,210.55 x CPI ₁	2,210.55 x CPI ₂
Annual fee – Former Gosford Area (Y_3)	1,788.33	1,574.34 x CPI ₁	1,360.34 x CPI ₂
Annual fee – Former Wyong Area (Y_3)	869.32	1,114.83 x CPI ₁	1,360.34 x CPI ₂
Reinspection fee (R)	112.30	112.30 x CPI ₁	112.30 x CPI ₂

Table 4.5 Category 3 High Volume Trade Waste Discharge Services Excess Mass Charges

Pollutant	1 July 2019 to 30 June 2020 (\$ per kg)	1 July 2020 to 30 June 2021 (\$ per kg)	1 July 2021 to 30 June 2022 (\$ per kg)
Biochemical Oxygen Demand	0.78	0.78 x CPI ₁	0.78 x CPI ₂
Suspended Solids	1.01	1.01 x CPI ₁	1.01 x CPI ₂
Total oil and grease	1.41	1.41 x CPI ₁	1.41 x CPI ₂
Ammonia	0.78	0.78 x CPI ₁	0.78 x CPI ₂
pH	0.43	0.43 x CPI ₁	0.43 x CPI ₂
Total Kjeldahl Nitrogen	0.18	0.18 x CPI ₁	0.18 x CPI ₂
Total Phosphorus	1.52	1.52 x CPI ₁	1.52 x CPI ₂
Total Dissolved Solids	0.05	0.05 x CPI ₁	0.05 x CPI ₂
Sulphate (as SO ₄)	0.15	0.15 x CPI ₁	0.15 x CPI ₂
Aluminium	0.73	0.73 x CPI ₁	0.73 x CPI ₂
Arsenic	74.54	74.54 x CPI ₁	74.54 x CPI ₂
Barium	37.28	37.28 x CPI ₁	37.28 x CPI ₂
Boron	0.73	0.73 x CPI ₁	0.73 x CPI ₂
Bromine	15.19	15.19 x CPI ₁	15.19 x CPI ₂
Cadmium	345.11	345.11 x CPI ₁	345.11 x CPI ₂
Chloride	0	0	0
Chlorinated hydrocarbons	36.67	36.67 x CPI ₁	36.67 x CPI ₂
Chlorinated Phenolics	1,518.56	1,518.56 x CPI ₁	1,518.56 x CPI ₂
Chlorine	1.56	1.56 x CPI ₁	1.56 x CPI ₂
Chromium	24.84	24.84 x CPI ₁	24.84 x CPI ₂
Cobalt	15.19	15.19 x CPI ₁	15.19 x CPI ₂
Copper	15.19	15.19 x CPI ₁	15.19 x CPI ₂
Cyanide	74.54	74.54 x CPI ₁	74.54 x CPI ₂
Fluoride	3.70	3.70 x CPI ₁	3.70 x CPI ₂
Formaldehyde	1.56	1.56 x CPI ₁	1.56 x CPI ₂

Herbicides/defoliant	745.48	745.48 x CPI ₁	745.48 x CPI ₂
Iron	1.53	1.53 x CPI ₁	1.53 x CPI ₂
Lead	37.28	37.28 x CPI ₁	37.28 x CPI ₂
Lithium	7.46	7.46 x CPI ₁	7.46 x CPI ₂
Manganese	7.46	7.46 x CPI ₁	7.46 x CPI ₂
Mercaptans	80.27	80.27 x CPI ₁	80.27 x CPI ₂
Mercury	2,484.95	2,484.95 x CPI ₁	2,484.95 x CPI ₂
Methylene Blue active substances (MBAS)	0.73	0.73 x CPI ₁	0.73 x CPI ₂
Molybdenum	0.73	0.73 x CPI ₁	0.73 x CPI ₂
Nickel	24.84	24.84 x CPI ₁	24.84 x CPI ₂
Organoarsenic Compounds	745.48	745.48 x CPI ₁	745.48 x CPI ₂
Pesticides General (excludes organochlorins and organophosphates)	742.43	742.43 x CPI ₁	742.43 x CPI ₂
Petroleum hydrocarbons (non-chlorinated)	2.34	2.34 x CPI ₁	2.34 x CPI ₂
Phenolic compounds (non-chlorinated)	7.46	7.46 x CPI ₁	7.46 x CPI ₂
Polynuclear hydrocarbons	15.18	15.18 x CPI ₁	15.18 x CPI ₂
Selenium	52.44	52.44 x CPI ₁	52.44 x CPI ₂
Silver	1.46	1.46 x CPI ₁	1.46 x CPI ₂
Sulphide	1.51	1.51 x CPI ₁	1.51 x CPI ₂
Sulphite	1.51	1.51 x CPI ₁	1.51 x CPI ₂
Thiosulphate	0.27	0.27 x CPI ₁	0.27 x CPI ₂
Tin	7.46	7.46 x CPI ₁	7.46 x CPI ₂
Uranium	8.03	8.03 x CPI ₁	8.03 x CPI ₂
Zinc	15.18	15.18 x CPI ₁	15.18 x CPI ₂

Schedule 5 Miscellaneous Customer Services

1 Application of schedule

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

2 Maximum prices for Miscellaneous Customer Services

The maximum price that Central Coast Council may levy for the Miscellaneous Customer Services listed in Table 5.1 is the corresponding price specified in Table 5.1 for the applicable Period.

Table 5.1 Maximum prices for Miscellaneous Customer Services

No	Miscellaneous Customer Services	1 July 2019 to 30 June 2020 (\$)	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)
1	Conveyancing certificate - statement of outstanding charges	27.01	27.01 x CPI ₁	27.01 x CPI ₂
2	Property sewer line and drainage diagram			
	a) Property sewer line and drainage diagrams	18.37	18.37 x CPI ₁	18.37 x CPI ₂
	b) Property sewer line and drainage diagrams (with long section)	21.61	21.61 x CPI ₁	21.61 x CPI ₂
	c) Property sewer line and drainage diagrams (property complex)	31.33	31.33 x CPI ₁	31.33 x CPI ₂
3	Provision of service location diagrams			
	a) Water and sewer location plans	21.61	21.61 x CPI ₁	21.61 x CPI ₂
	b) Water and sewer location plans (including long section)	27.01	27.01 x CPI ₁	27.01 x CPI ₂
4	Special Meter reading statement			
	a) Manual request	42.08	42.08 x CPI ₁	42.08 x CPI ₂
	b) Online request	31.28	31.28 x CPI ₁	31.28 x CPI ₂
5	Billing record search statement			
	a) up to and including 5 years	37.82	37.82 x CPI ₁	37.82 x CPI ₂
	b) up to and including 10 years	70.23	70.23 x CPI ₁	70.23 x CPI ₂
	c) beyond 10 years	102.66	102.66 x CPI ₁	102.66 x CPI ₂

Schedule 5 Miscellaneous Customer Services

6	Building over or adjacent to water and sewer advice	54.73	54.73 x CPI ₁	54.73 x CPI ₂
7	Water reconnection (business hours only)	150.69	150.69 x CPI ₁	150.69 x CPI ₂
8	Workshop test of Meter			
	a) 20mm to 80mm	315.27	315.27 x CPI ₁	315.27 x CPI ₂
	b) > 80mm	488.16	488.16 x CPI ₁	488.16 x CPI ₂
9	Application for disconnection of water service			
	a) Application	62.35	62.35 x CPI ₁	62.35 x CPI ₂
	b) Physical disconnection	237.57	237.57 x CPI ₁	237.57 x CPI ₂
10	Connection of water service			
	a) Application for connection of water service (all sizes)	62.35	62.35 x CPI ₁	62.35 x CPI ₂
	b) Water service connection Meter only (20mm)	183.65	183.65 x CPI ₁	183.65 x CPI ₂
	c) Water service connection short & long service (20mm)	719.36	1,067.92 x CPI ₁	1,416.48 x CPI ₂
	d) Water service connection short & long service (25mm)	719.36	1,186.66 x CPI ₁	1,653.95 x CPI ₂
	e) Water service connection short service (32mm)	1,989.10	1,989.10 x CPI ₁	1,989.10 x CPI ₂
	f) Water service connection long service (32mm)	2,785.10	2,785.10 x CPI ₁	2,785.10 x CPI ₂
	g) Water service connection short service (40mm)	1,989.10	1,989.10 x CPI ₁	1,989.10 x CPI ₂
	h) Water service connection long service (40mm)	2,785.10	2,785.10 x CPI ₁	2,785.10 x CPI ₂
	i) Water service connection short service (50mm)	2,395.16	2,395.16 x CPI ₁	2,395.16 x CPI ₂
	j) Water service connection long service (50mm)	3,409.03	3,409.03 x CPI ₁	3,409.03 x CPI ₂
	k) Water service connection short service (63mm)	2,395.16	2,395.16 x CPI ₁	2,395.16 x CPI ₂
	l) Water service connection long service (63mm)	3,409.03	3,409.03 x CPI ₁	3,409.03 x CPI ₂
	m) Water service connection metered short service (80mm)	7,901.98	7,901.98 x CPI ₁	7,901.98 x CPI ₂
	n) Water service connection unmetered short fire service (80mm)	6,967.02	6,967.02 x CPI ₁	6,967.02 x CPI ₂
	o) Water service connection metered long service (80mm)	13,530.61	13,530.61 x CPI ₁	13,530.61 x CPI ₂
	p) Water service connection unmetered long fire service (80mm)	12,595.65	12,595.65 x CPI ₁	12,595.65 x CPI ₂
	q) Water service connection metered short service (100mm)	9,227.85	9,227.85 x CPI ₁	9,227.85 x CPI ₂

r) Water service connection unmetered short fire service (100mm)	7,481.93	7,481.93 x CPI ₁	7,481.93 x CPI ₂
s) Water service connection metered long service (100mm)	14,654.45	14,654.45 x CPI ₁	14,654.45 x CPI ₂
t) Water service connection unmetered long fire service (100mm)	13,311.70	13,311.70 x CPI ₁	13,311.70 x CPI ₂
u) Water service connection metered short service (150mm)	9,696.81	9,696.81 x CPI ₁	9,696.81 x CPI ₂
v) Water service connection unmetered short fire service (150mm)	8,476.41	8,476.41 x CPI ₁	8,476.41 x CPI ₂
w) Water service connection metered long service (150mm)	16,854.39	16,854.39 x CPI ₁	16,854.39 x CPI ₂
x) Water service connection unmetered long fire service (150mm)	15,633.99	15,633.99 x CPI ₁	15,633.99 x CPI ₂
11 Standpipe hire - security bond			
a) Security bond (25mm)	440.72	440.72 x CPI ₁	440.72 x CPI ₂
b) Security bond (63mm)	848.06	848.06 x CPI ₁	848.06 x CPI ₂
12 Standpipe hire - annual fee			
a) 25mm	173.46	173.46 x CPI ₁	173.46 x CPI ₂
b) 63mm	1,101.56	1,101.56 x CPI ₁	1,101.56 x CPI ₂
c) Standpipe special reading fee	61.15	61.15 x CPI ₁	61.15 x CPI ₂
13 Standpipe water usage	1.93/kL	1.93/kL x CPI ₁	1.93/kL x CPI ₂
14 Backflow prevention device application and initial registration	71.17	71.17 x CPI ₁	71.17 x CPI ₂
15 Inspection of new water and sewer assets (including encasements)			
a) water & pressure sewer main	120.79 + 6.34 per metre of water & pressure sewer main	(120.79 + 6.34 per metre of water & pressure sewer main) x CPI ₁	(120.79 + 6.34 per metre of water & pressure sewer main) x CPI ₂
b) gravity sewer main	120.79 + 8.45 per metre of gravity sewer main	(120.79 + 8.45 per metre of gravity sewer main) x CPI ₁	(120.79 + 8.45 per metre of gravity sewer main) x CPI ₂
16 Statement of available pressure and flow	134.21	134.21 x CPI ₁	134.21 x CPI ₂
17 Location of water and sewer mains (The charge includes 2 crew members for 2 hours. Additional plant and equipment costs are by quote.)	574.30	574.30 x CPI ₁	574.30 x CPI ₂
18 Plumbing and drainage inspection			
a) New sewer connection (including residential single dwelling, unit or villa complex, commercial and industrial)	181.30	181.30 x CPI ₁	181.30 x CPI ₂

	b) Each additional WC (including residential single dwelling, unit, villa, commercial and industrial)	15.35	15.35 x CPI ₁	15.35 x CPI ₂
	c) Alterations, caravans and mobile homes	165.95	165.95 x CPI ₁	165.95 x CPI ₂
	d) Sewer re-inspection	41.49	41.49 x CPI ₁	41.49 x CPI ₂
	e) Rainwater tank connection	67.93	67.93 x CPI ₁	67.93 x CPI ₂
19	Adjust an existing 20mm service	191.58	191.58 x CPI ₁	191.58 x CPI ₂
20	Raise/lower manhole inspection	56.80	56.80 x CPI ₁	56.80 x CPI ₂
21	Water or sewer engineering plan assessment			
	a) Small projects - relocations, private sewerage pumping station and/or development ≤ 10 lots or extension to Properties outside service area	295.27	295.27 x CPI ₁	295.27 x CPI ₂
	b) Medium projects > 10 and < 50 lots, and mains relocation	704.61	704.61 x CPI ₁	704.61 x CPI ₂
	c) Large projects ≥ 50 and <150 lots or large or medium density developments	899.21	899.21 x CPI ₁	899.21 x CPI ₂
	d) Special projects (roads & rail or sewerage pumping station adjustments, relocations, development water catchment areas, or subdivisions ≥ 150 lots)	3,086.83	3,086.83 x CPI ₁	3,086.83 x CPI ₂
22	Section 307 certificate			
	a) Development without requirement	60.40	60.40 x CPI ₁	60.40 x CPI ₂
	b) Boundary realign, subdivisions or developments involving mains extensions	328.82	328.82 x CPI ₁	328.82 x CPI ₂
	c) Residential flat building and dual occupancies	147.63	147.63 x CPI ₁	147.63 x CPI ₂
	d) Commercial buildings, factories, torrens subdivision of dual occupancy etc	181.19	181.19 x CPI ₁	181.19 x CPI ₂
23	Cancellation of water and sewer applications	21.61	21.61 x CPI ₁	21.61 x CPI ₂
24	Water & sewer building plan assessment	134.21	134.21 x CPI ₁	134.21 x CPI ₂

Schedule 6 Statement of reasons for setting methodologies

1 Legislative framework

Under s 13A of the IPART Act, IPART may not choose to make a determination that involves setting the methodology for fixing a maximum price, unless IPART is of the opinion that it is impractical to make a determination directly fixing the maximum price.

If IPART makes a determination that involves setting the methodology for fixing a maximum price then it must include a statement of reasons as to why it chose to set a methodology.

2 Statement of reasons

2.1 Methodology for deeming water usage to an Unmetered Property

IPART has set a methodology for deeming the number of kilolitres of water supplied to an Unmetered Property where there is sufficient historical metering data. This is because, in IPART's view, historical metering data is likely to be a more accurate indicator of actual water usage as compared to a fixed amount.

2.2 Methodology for service charges for other Meter sizes

IPART has set a methodology for calculating maximum water supply service charges, maximum sewerage service charges for the Former Gosford Area and maximum sewerage service charges for the Former Wyong Area for less common Meter sizes. This is because IPART considers it would be impractical to fix prices for every possible Meter size.

2.3 Methodology for Trade Waste Services

IPART has set methodologies for fixing the maximum price for Trade Waste Services. This is because the cost of providing each category of Trade Waste Services depends on a number of variables such as: the number of reinspections in each Period; whether or not the trade waste has been pre-treated; and, the quantities of pollutants in the trade waste. By setting these methodologies, IPART is able to set more cost reflective prices for Trade Waste Services.

Schedule 7 Definitions and interpretation

1 Definitions

1.1 General definitions

In this determination:

2013 Gosford Determination means IPART's determination No. 2 of 2013 entitled 'Gosford City Council Prices - 1 July 2013 to June 2017' published in New South Wales, *Gazette*, No 73, 21 June 2013, 2763.

2013 Wyong Determination means IPART's determination No. 3 of 2013 entitled 'Wyong Shire Council prices - 1 July 2013 to 30 June 2017' published in New South Wales, *Gazette*, No 73, 21 June 2013, 2818.

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

Category 1 Low Risk Trade Waste Discharge Services means services provided in respect of an activity:

- (a) being conducted on a Non-Residential Property;
- (b) the trade waste from which is being discharged into the sewerage system; and
- (c) deemed by Central Coast Council as requiring nil or minimal pre-treatment equipment and whose effluent is well defined or is of a relatively low risk to the sewerage system.

Category 2 Pre-Treated Trade Waste Discharge Services means services provided in respect of an activity:

- (a) being conducted on a Non-Residential Property;
- (b) the trade waste from which is being discharged into the sewerage system; and
- (c) deemed by Central Coast Council as requiring a prescribed type of liquid trade waste pre-treatment equipment and whose effluent is well characterised.

Category 3 High Volume Trade Waste Discharge Services means services provided in respect of an activity:

- (a) being conducted on a Non-Residential Property;
- (b) the trade waste from which is being discharged into the sewerage system; and

(c) deemed by Central Coast Council as being of an industrial nature and/or which results in an annual discharge volume greater than 7,300 kilolitres per annum (equivalent of 20 kilolitres per day) of liquid trade waste.

Category S Septic Tank Waste Discharge Services means services provided in respect of the discharge of Septic Tank Waste or Pan Waste into the sewerage system.

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

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

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

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

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

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

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

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

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

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

Former Gosford Area means that part of New South Wales constituted as an area under the Local Government Act with the name 'Central Coast' but excluding the Former Wyong Area.

Former Wyong Area means the part of New South Wales constituted as an area under the Local Government Act with the name 'Wyong' that existed immediately prior to the 2016 Proclamation.

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

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

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

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

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

Local Government Regulation means the *Local Government (General) Regulation 2005* (NSW).

Low Impact Property means:

- (a) a Property that is Rateable Land that is categorised as ‘business’ under s 518 of the Local Government Act and that falls within one of the following land use zones in the applicable Local Environmental Plan:
 - (1) a Recreational Zone;
 - (2) an Environmental Protection Zone; or
 - (3) a Waterway Zone; or
- (b) a Property that has been assessed by Central Coast Council as being ‘low impact’ for the purposes of Schedule 3 of this determination.

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

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

Mixed Multi-Premises means a Multi-Premises which contains both Residential Property and Non-Residential Property.

Monopoly Services means the services referred to in clause 1.1 of the Preliminary section of this determination.

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

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

Negotiated Services Agreement means a written agreement between Central Coast Council and Catherine Hill Bay Water Utility, a copy of which is provided to IPART by Central Coast Council, under which Central Coast Council agrees to provide Water Supply Services and/or Sewerage Services at prices that are not the maximum prices set out in this determination.

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

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

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

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

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

Period means, as the case may be:

- (a) 1 July 2019 to 30 June 2020;
- (b) 1 July 2020 to 30 June 2021; or
- (c) 1 July 2021 to 30 June 2022.

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

Property includes:

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

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

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

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

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

Residential Property means a Property where:

- (a) in the case of the Property being Rateable Land, the Property is categorised as:
 - (1) 'residential' under s 516 of the Local Government Act; or
 - (2) 'farmland' under s 515 of the Local Government Act; or

(b) in the case of the Property not being Rateable Land, the dominant use of the Property is:

- (1) residential, applying the classifications in s 516 of the Local Government Act; or
- (2) farmland, applying the classifications in s 515 of the Local Government Act; but

excludes Retirement Villages.

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

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

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

Sewerage Discharge Factor means:

- (a) in the case of a Property deemed to have a 20mm Meter under clause 3.1(b) or 3.2(b) of Schedule 2—75%;
- (b) in the case of an Unconnected Property—0%; and
- (c) in any other case—the percentage (being no more than 100%) of water supplied to a Property that Central Coast Council estimates is discharged into the sewerage system.

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

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

[Note: This determination applies only to any Stormwater Drainage Services provided by Central Coast Council as a Water Supply Authority.]

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

Trade Waste Discharge Factor means the percentage (being no more than 100%) of water supplied to a Property under clause 4(b) of Schedule 1 that Central Coast Council estimates is discharged into the sewerage system as trade waste.

Trade Waste Policy means the former Wyong Shire Council's *Policy for discharge of liquid trade waste to the sewerage system* (Policy No: WSC056) as amended or replaced from time to time.

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

Unconnected Property means:

- (a) in the context of Schedule 1, a Property that is not connected, but is reasonably available for connection, to Central Coast Council's water supply system; and
- (b) in the context of Schedule 2, a Property that is not connected, but is reasonably available for connection, to Central Coast Council's sewerage system.

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

Vacant Land means an Unconnected Property with no capital improvements.

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

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

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

1.2 Consumer Price Index

- (a) CPI means the consumer price index All Groups index number for the weighted average of eight capital cities, published by the Australian Bureau of Statistics; or, if the Australian Bureau of Statistics does not or ceases to publish the index, then CPI will mean an index determined by IPART.
- (b) The maximum prices in this determination are to be adjusted for inflation by multiplying the specified price by the specified CPI multiplier:
 - (1) CPI_1 ; or
 - (2) CPI_2 .
- (c) In this determination:

$$CPI_1 = \frac{CPI_{March2020}}{CPI_{March2019}}$$

$$CPI_2 = \frac{CPI_{March2021}}{CPI_{March2019}}$$

Where:

$CPI_{March2019}$ means CPI for the March quarter of 2019;

$CPI_{March2020}$ means CPI for the March quarter of 2020; and

$CPI_{March2021}$ means CPI for the March quarter of 2021.

2 Interpretation

2.1 General provisions

In this determination:

- (a) headings are for convenience only and do not affect the interpretation of this determination;
- (b) a reference to a schedule, clause or table is a reference to a schedule to, clause of, or table in, this determination unless otherwise indicated;
- (c) a construction that would promote a purpose or object expressly or impliedly underlying the IPART Act is to be preferred to a construction that would not promote that purpose or object;
- (d) words importing the singular include the plural and vice versa;
- (e) a reference to a law or statute includes regulations, rules, codes and other instruments (including licences) under it and consolidations, amendments, reenactments or replacements of them or of the law or statute itself;
- (f) where a word is defined, other grammatical forms of that word have a corresponding meaning;
- (g) a reference to a month is to a calendar month;
- (h) a reference to a financial year is a reference to a period of 12 months beginning on 1 July and ending on the following 30 June;
- (i) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including, but not limited to, persons taking by novation), replacements and assigns; and
- (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 and clarification notice

- (a) Explanatory notes and examples do not form part of this determination, but in the case of uncertainty may be relied on for interpretation purposes.
- (b) IPART may publish a clarification notice in the NSW Government Gazette to correct any manifest error in this determination. Such a clarification notice is taken to form part of this determination.

2.3 Maximum prices exclusive of GST

- (a) Maximum prices specified in this determination do not include GST.
- (b) For the avoidance of doubt, where GST is lawfully applied to maximum prices under this determination, the resulting GST inclusive price is consistent with this determination.

2.4 Rounding Rule

- (a) Any maximum price calculated in accordance with this determination is to be rounded to the nearest whole cent.

- (b) For the purposes of rounding a maximum price under clause 2.4(a), any amount that is a multiple of 0.5 cents (but not a multiple of 1 cent), is to be rounded up to the nearest whole cent.
- (c) The CPI multipliers calculated under clause 1.2 are to be rounded to three decimal places before adjusting a maximum price for inflation.
- (d) For the purposes of rounding the CPI multipliers under clause 2.4(c), any amount that is a multiple of 0.0005 (but not a multiple of 0.001) is to be rounded up to three decimal places.