



Independent Pricing and Regulatory Tribunal

# Gosford City Council

**Water — Draft Determination**  
February 2013





Independent Pricing and Regulatory Tribunal

## **Gosford City Council**

**Draft Determination No. 2,2013**

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# Preliminary

## 1 Background

- (a) Section 11 of the *Independent Pricing and Regulatory Tribunal Act 1992* (NSW) (**IPART Act**) gives the Independent Pricing and Regulatory Tribunal (**IPART**) 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) A 'water supply authority' within the meaning of the *Water Management Act 2000* (NSW) is specified as a government agency in schedule 1 of the IPART Act. The Gosford City Council (**Council**) is a water supply authority under the *Water Management Act 2000* (NSW).
- (c) The services which, if supplied by the Council, are declared to be 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 supplied by the Council in its capacity as a water supply authority;
  - (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 paragraphs (1) to (5) above; and
  - (7) other water supply, sewerage and drainage services for which no alternative supply exists,(together, the **Monopoly Services**).
- (d) Accordingly, IPART may determine the prices for the Monopoly Services.
- (e) In investigating and reporting on the pricing of the Monopoly Services, IPART has had regard to a broad range of matters, including the matters in section 15(1) of the IPART Act.
- (f) In accordance with section 13A of the IPART Act, IPART has, in this determination, fixed maximum prices, or set a methodology for fixing maximum prices, for the Monopoly Services other than the

Development Services. Reasons for the use of a methodology, as required by the IPART Act, are set out in schedule 6.

## 2 Application of this determination

- (a) Under section 11 of the IPART Act, this determination fixes the maximum prices or sets a methodology for fixing the maximum prices that the Council may levy for the Monopoly Services other than the Development Services.
- (b) This determination commences on the later of:
  - (1) 1 July 2013; and
  - (2) the date that it is published in the NSW Government Gazette, (**Commencement Date**).
- (c) The maximum prices set out in, or calculated in accordance with, this determination apply from the Commencement Date to 30 June 2017. The maximum prices prevailing at 30 June 2017 as set out in, or as calculated in accordance with, this determination continue to apply beyond 30 June 2017 until this determination is replaced.
- (d) Under section 18(2) of the IPART Act, the Council may not fix a price below that set out in, or calculated in accordance with, this determination without the Treasurer's approval.

## 3 Replacement of Determination No. 1, 2009 and Determination No. 5, 2009

- (a) In May 2009, IPART issued Determination No. 1, 2009, which set out the maximum prices for various Monopoly Services supplied by the Council for the period from 1 July 2009 to 30 June 2013.
- (b) In July 2009, IPART issued Determination No. 5, 2009, which relevantly set out the maximum prices for other Monopoly Services supplied by the Council, being Water Supply Services supplied by the Council to Hunter Water Corporation, for the period from the date of gazettal<sup>1</sup> to 30 June 2013.
- (c) This determination replaces:
  - (1) Determination No. 1, 2009; and
  - (2) Determination No. 5, 2009 to the extent that it set out the maximum prices for Water Supply Services supplied by the Council to Hunter Water Corporation,from the Commencement Date. The replacement does not affect anything done or omitted to be done, or rights or obligations accrued,

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<sup>1</sup> The date of gazettal of Determination No. 5, 2009 was 17 July 2009.



under either of Determination No. 1, 2009 or Determination No. 5, 2009 before its replacement.

## **4 Determination No. 1, 2006**

In February 2006, IPART issued Determination No. 1, 2006, which set out the maximum prices for other Monopoly Services supplied by the Council, being backlog sewerage services, from 1 July 2006. That determination continues to apply.

## **5 Monitoring**

IPART may monitor the Council's performance for the purposes of:

- (a) establishing and reporting on the level of the Council's compliance with this determination; and
- (b) preparing a periodic review of pricing policies in respect of the Monopoly Services.

## **6 Pricing schedules**

- (a) Schedule 1 and the tables in that schedule set out the maximum prices that the Council may charge for Water Supply Services.
- (b) Schedule 2 and the tables in that schedule set out the maximum prices that the Council may charge for Sewerage Services.
- (c) Schedule 3 and the table in that schedule set out the maximum prices that the Council may charge for Stormwater Drainage Services.
- (d) Schedule 4 and the tables in that schedule set out the maximum prices that the Council may charge for Trade Waste Services.
- (e) Schedule 5 and the table in that schedule set out the maximum prices that the Council may charge for Ancillary and Miscellaneous Customer Services.
- (f) Schedule 6 sets out the reasons why IPART has chosen to set a methodology for fixing a maximum price.

## **7 Definitions and interpretation**

Schedule 7 sets out the definitions and interpretation provisions used in this determination.

## **8 Simplified outline**

- (a) The following is a simplified outline of the maximum prices for Water Supply Services, Sewerage Services and Stormwater Drainage Services set out in this determination.
- (b) The simplified outline has been included for guidance purposes only and does not form part of this determination.

**Water and sewerage charges<sup>a</sup>**

Property type	Water service charge (Schedule 1)	Water usage charge (Schedule 1)	Sewerage service charge (Schedule 2)	Sewerage usage charge (Schedule 2)
<b><i>Metered Residential Properties and Mixed Multi Premises</i></b>				
House (including terrace)	Table 1	Table 4	Table 6	N/A
Strata Lot	Table 1	Table 4	Table 6	N/A
Company Title Dwelling	Table 1	Table 4	Table 6	N/A
Community Development Lot	Table 1	Table 4	Table 6	N/A
Retirement Villages	Table 2	Table 4	Table 6 or Table 7	Table 8 (if applicable)
All other Residential dwellings	Table 1	Table 4	Table 6	N/A
Premises within a Mixed Multi Premises (ie, mixture of Residential and Non-Residential )	Table 1	Table 4	Table 6	N/A
<b><i>Metered Non-Residential Properties</i></b>				
20mm Meter (single Individual Meter)	Table 1	Table 4	Table 6	Table 8
A single Individual Meter of 25mm or greater, or multiple Individual Meters (of any size)	Table 2	Table 4	Higher of: ▼ Table 7 x DF <sup>b</sup> ▼ Table 6	Table 8
20mm or greater Meter (one or more Common Meters)	Table 2	Table 4	Higher of: ▼ Table 7 x DF <sup>b</sup> ▼ Table 6 <sup>c</sup>	Table 8
<b><i>Other</i></b>				
Unmetered Properties (Residential or Non-Residential )	Table 3	N/A	Table 6	N/A
Properties not connected but reasonably available for connection (Residential or Non-Residential )	Table 1	N/A	Table 6	N/A
Hunter Water Corporation	Table 5 <sup>d</sup>	N/A	N/A	N/A

<sup>a</sup> For example, flats (ie, individual dwellings within a Multi Premises which has not been sub-divided, eg, by strata title) are generally served by a Common Meter. This table does not imply an obligation on the Council to install Individual Meters for Properties currently served by a Common Meter.

<sup>b</sup> DF = Discharge Factor.

<sup>c</sup> Service charge divided by number of Properties in the Multi Premises / usage charges are generally billed to the Owners Corporation or owner of that Multi Premises.

<sup>d</sup> The Council charges a water supply charge to Hunter Water for supplying Water Supply Services.

**Stormwater drainage charges**

Property type	Stormwater drainage charge (Schedule 3)
Standalone dwellings (eg, house, terrace, townhouse)	Table 9
Non-Residential Properties	Table 9
Multi Premises with one or more Common Meters	Table 9
Unmetered Properties	Table 9

# Schedule 1 Water Supply Services

## 1 Application

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

## 2 Categories for pricing purposes

IPART has determined maximum prices for Water Supply Services for 7 categories:

- (a) Metered Residential Properties (including Properties within a Residential Multi Premises);
- (b) Metered Properties within a Mixed Multi Premises;
- (c) Metered Non-Residential Properties that are not within a Mixed Multi Premises;
- (d) Unmetered Properties;
- (e) Properties that are not connected, but are reasonably available for connection, to the Water Supply System;
- (f) Retirement Villages with one or more Common Meters; and
- (g) Hunter Water Corporation.

## 3 Water Supply Services to Metered Residential Properties and Metered Properties within Mixed Multi Premises

### 3.1 Application of this clause

This clause 3 applies to:

- (a) Metered Residential Properties (including a Property within a Residential Multi Premises); and
- (b) Metered Properties within Mixed Multi Premises,

but does not apply to Retirement Villages with one or more Common Meters.<sup>2</sup>

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<sup>2</sup> If a Retirement Village Unit has an Individual Meter, clause 3 of this schedule 1 will apply. However, if a Retirement Village has one or more Common Meters, clause 7 of this schedule 1 will apply.

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

- (a) The maximum price that the Council may levy for supplying Water Supply Services to:
- (1) a Metered Residential Property; or
  - (2) a Metered Property within a Mixed Multi Premises,  
is the sum of:
    - (3) the water service charge levied in accordance with this clause 3;  
and
    - (4) the water usage charge levied in accordance with clause 8 of this schedule 1.
- (b) For the avoidance of doubt, each of a Strata Title Lot, a Company Title Dwelling or a Community Development Lot (as the case may be) with an Individual Meter within a Multi Premises is deemed to be a single Metered Property for the purposes of levying charges under this schedule 1, and clause 3.3 (and not clause 3.4) of this schedule 1 is to apply to that Strata Title Lot, Company Title Dwelling or Community Development Lot (as the case may be).

### **3.3 Water service charges for Residential Properties (including Properties within a Residential Multi Premises) and Properties within a Mixed Multi Premises, with an Individual Meter**

The maximum water service charge that the Council may levy for a Period for supplying Water Supply Services to:

- (a) a Residential Property (including a Property within a Residential Multi Premises); or
- (b) a Property within a Mixed Multi Premises,  
where that Property:
  - (c) is connected to the Water Supply System; and
  - (d) has an Individual Meter,

is, subject to clause 10 of this schedule 1, the water service charge in Table 1 for the applicable Period in that table.

### **3.4 Water service charges for Properties within a Residential Multi Premises or a Mixed Multi Premises, with a Common Meter**

- (a) The maximum water service charge that the Council may levy for a Period for supplying Water Supply Services to a Property within:
- (1) a Residential Multi Premises; or
  - (2) a Mixed Multi Premises,  
where that Multi Premises:

(3) is connected to the Water Supply System; and

(4) has a Common Meter,

is, subject to clause 10 of this schedule 1, the water service charge in Table 1 for the applicable Period in that table.

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

## **4 Water Supply Services to Metered Non-Residential Properties**

### **4.1 Maximum prices for Metered Non-Residential Properties**

- (a) The maximum price that the Council may levy for supplying Water Supply Services to a Metered Non-Residential Property that is not within a Mixed Multi Premises is the sum of:
- (1) the water service charge levied in accordance with this clause 4; and
  - (2) the water usage charge levied in accordance with clause 8 of this schedule 1.
- (b) For the avoidance of doubt, each Non-Residential Property with an Individual Meter within a Multi Premises is deemed to be a single Metered Property for the purposes of levying charges under this schedule 1, and clause 4.2 or 4.3 (and not clause 4.4) of this schedule 1 is to apply to that Property.

### **4.2 Water service charges for Metered Non-Residential Property with a single Individual Meter of 20mm**

The maximum water service charge that the Council may levy for a Period for supplying Water Supply Services to a Non-Residential Property that:

- (a) is connected to the Water Supply System; and
- (b) has a single Individual Meter of 20mm,

is, subject to clause 10 of this schedule 1, the water service charge in Table 1 for the applicable Period in that table.

#### **4.3 Water service charges for Metered Non-Residential Property with a single Individual Meter of 25mm or greater or multiple Individual Meters**

The maximum water service charge that the Council may levy for a Period for supplying Water Supply Services to a Non-Residential Property that:

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

is, subject to clause 10 of this schedule 1, the water service charge in Table 2 for each Meter for the applicable Meter size and Period in that table.

#### **4.4 Water service charges for Metered Non-Residential Multi Premises with one or more Common Meters**

- (a) The maximum water service charge that the Council may levy for a Period for supplying Water Supply Services to a Property within a Non-Residential Multi Premises, where that Multi Premises:

- (1) is connected to the Water Supply System; and
- (2) has one or more Common Meters,

is:

$$\frac{SC}{n}$$

Where:

*SC* = subject to clause 10 of this schedule 1, the water service charge in Table 2 for each Common Meter for the applicable Meter size and Period in that table; and

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

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



## 5 Water Supply Services to Unmetered Properties

The maximum price that the Council may levy for a Period for supplying Water Supply Services to an Unmetered Property that is connected to the Water Supply System is, subject to clause 10 of this schedule 1, the water service charge in Table 3 for the applicable Period in that table.

## 6 Water Supply Services to Properties not connected but reasonably available for connection

The maximum price that the Council may levy for a Period for supplying Water Supply Services to a Property that is not connected, but is reasonably available for connection, to the Water Supply System is, subject to clause 10 of this schedule 1, the water service charge in Table 1 for the applicable Period in that table.

## 7 Water Supply Services to Retirement Villages with one or more Common Meters

- (a) The maximum price that the Council may levy for supplying Water Supply Services to a Retirement Village that:
- (1) is connected to the Water Supply System; and
  - (2) has one or more Common Meters,
- is, for each Common Meter, the sum of:
- (3) subject to clause 10 of this schedule 1, for each Period, the water service charge in Table 2 for the applicable Meter size and Period in that table; and
  - (4) the water usage charge levied in accordance with clause 8 of this schedule 1.
- (b) The Council is to levy the relevant water service charge on the owner of that Retirement Village.

## 8 Maximum water usage charge

- (a) The maximum water usage charge that the Council may levy for a Meter Reading Period for supplying Water Supply Services to:
- (1) a Metered Property;
  - (2) a Metered Multi Premises; or
  - (3) a Retirement Village,
- is the water usage charge in Table 4 for the applicable Period in that table per kL of water supplied during the relevant Meter Reading Period.

- (b) For a Property with an Individual Meter, the Council is to levy the relevant water usage charge on the owner of that Property.
- (c) For a Property with a Common Meter, the Council is to levy the relevant water usage charge 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 a Retirement Village, the owner of that Retirement Village; or
  - (5) in the case of any other type of Multi Premises, the owner of that Multi Premises.

## **9 Water Supply Services to Hunter Water Corporation**

- (a) This clause 9 only applies where the Council supplies Water Supply Services to Hunter Water Corporation pursuant to the Hunter/Central Coast Pipeline Agreement.
- (b) The maximum price that the Council may levy for a Period for supplying Water Supply Services to Hunter Water Corporation is the water supply charge in Table 5 for the applicable Period in that table per kL of water supplied during the relevant billing period.

## **10 Climate Change Fund**

- (a) This clause 10 applies if and only if the Minister makes an order under section 34J of the EUA Act that requires the Council to make an annual contribution for a specified financial year to the Climate Change Fund (**CCF Order**).
- (b) The Council will amend the water service charges in Tables 1, 2 or 3 of this schedule 1 (and only those charges) in accordance with clause 10(c) of this schedule 1 for the financial year corresponding to the financial year specified in the CCF Order to enable the Council to recover in that financial year (or in a subsequent financial year if clause 10(d) of this schedule 1 applies) the annual contribution specified in the CCF Order for that financial year.
- (c) The water service charges set out in Tables 1, 2 or 3 will be increased for the financial year corresponding to the financial year specified in a CCF Order by an adjusted amount calculated as follows:

$$\frac{CCF\ Amount}{NoOfProperties}$$

where:

*CCF Amount* = the amount specified in the CCF Order for the financial year; and

*NoOfProperties* = the sum of:

- (a) the number of Properties connected to the Water Supply System; and
- (b) the number of Properties that are not connected, but are reasonably available for connection, to the Water Supply System,

at the date that the calculation under this clause 10(c) is made.

- (d) If a CCF Order is made:
  - (1) after the Commencement Date, which requires the Council to make a contribution to the Climate Change Fund for the financial year commencing 1 July 2013;
  - (2) before the Commencement Date, but at a time that does not enable the Council to apply clause 10(b) of this schedule 1 on 1 July 2013, which requires the Council to make a contribution to the Climate Change Fund for the financial year commencing 1 July 2013; or
  - (3) at any other time during this determination, which requires the Council to make a contribution to the Climate Change Fund for a specified financial year, but:
    - (A) the CCF Order is made either before or after that financial year commences; and
    - (B) the CCF Order is made at a time that does not enable the Council to apply clause 10(b) of this schedule 1 for that financial year,

the Council may recover, in a subsequent financial year to the financial year specified in the CCF Order (but not before), the amount that it would have otherwise been entitled to recover under clause 10(b) of this schedule 1 for the financial year specified in the CCF Order.

- (e) In calculating the adjusted amount in clause 10(c) of this schedule 1, the Council must, if notified in writing by IPART, submit to IPART (within the time and in the manner specified by IPART) information to enable IPART to verify that the charges the Council proposes to levy in the relevant financial year comply with this clause 10.

- (f) If IPART gives the Council notice under clause 10(e) of this schedule 1, the Council must not levy any charges in the relevant financial year until it has received written notice from IPART that IPART is satisfied that the charges the Council proposes to levy comply with this clause 10.

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

**Table 1 Water service charge for (i) Residential Properties (including Properties within a Residential Multi Premises) and Properties within a Mixed Multi Premises, with an Individual Meter; (ii) Properties within a Residential Multi Premises or Mixed Multi Premises, with a Common Meter; (iii) Non-Residential Properties with a single Individual Meter of 20mm; (iv) Properties not connected but reasonably available for connection**

	Commencement Date to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)	1 July 2016 to 30 June 2017 (\$)
Water service charge	121.18	135.24 x (1 + ΔCPI <sub>1</sub> )	149.92 x (1 + ΔCPI <sub>2</sub> )	164.38 x (1 + ΔCPI <sub>3</sub> )

**Table 2 Water service charge for (i) Non-Residential Properties with an Individual Meter of 25mm or greater or multiple Individual Meters (of any size); (ii) Non-Residential Multi Premises with one or more Common Meters; (iii) Retirement Villages with one or more Common Meters**

Meter size	Commencement Date to 30 June 2014	1 July 2014 to 30 June 2015	1 July 2015 to 30 June 2016	1 July 2016 to 30 June 2017
<b>Water service charge (\$)</b>				
25mm	169.18	188.73 x (1 + ΔCPI <sub>1</sub> )	209.22 x (1 + ΔCPI <sub>2</sub> )	229.39 x (1 + ΔCPI <sub>3</sub> )
40mm	433.09	483.16 x (1 + ΔCPI <sub>1</sub> )	535.60 x (1 + ΔCPI <sub>2</sub> )	587.23 x (1 + ΔCPI <sub>3</sub> )
50mm	676.71	754.94 x (1 + ΔCPI <sub>1</sub> )	836.88 x (1 + ΔCPI <sub>2</sub> )	917.55 x (1 + ΔCPI <sub>3</sub> )
80mm	1,732.37	1,932.64 x (1 + ΔCPI <sub>1</sub> )	2,142.42 x (1 + ΔCPI <sub>2</sub> )	2,348.93 x (1 + ΔCPI <sub>3</sub> )
100mm	2,706.83	3,019.76 x (1 + ΔCPI <sub>1</sub> )	3,347.53 x (1 + ΔCPI <sub>2</sub> )	3,670.20 x (1 + ΔCPI <sub>3</sub> )
150mm	6,090.36	6,794.45 x (1 + ΔCPI <sub>1</sub> )	7,531.95 x (1 + ΔCPI <sub>2</sub> )	8,257.94 x (1 + ΔCPI <sub>3</sub> )
200mm	10,827.31	12,079.03 x (1 + ΔCPI <sub>1</sub> )	13,390.13 x (1 + ΔCPI <sub>2</sub> )	14,680.78 x (1 + ΔCPI <sub>3</sub> )
For Meter sizes not specified above, the following formula applies:		$\frac{(\text{Meter size})^2}{625} \times (\text{25mm water service charge})$		

**Table 3 Water service charge for Unmetered Properties**

	Commencement Date to 30 June 2014	1 July 2014 to 30 June 2015	1 July 2015 to 30 June 2016	1 July 2016 to 30 June 2017
	(\$)	(\$)	(\$)	(\$)
Water service charge	515.38	529.44 x (1 + ΔCPI <sub>1</sub> )	544.12 x (1 + ΔCPI <sub>2</sub> )	558.58 x (1 + ΔCPI <sub>3</sub> )

**Table 4 Water usage charge for Water Supply Services**

	Commencement Date to 30 June 2014	1 July 2014 to 30 June 2015	1 July 2015 to 30 June 2016	1 July 2016 to 30 June 2017
	(\$ per kL)	(\$ per kL)	(\$ per kL)	(\$ per kL)
Water usage charge	2.19	2.19 x (1 + ΔCPI <sub>1</sub> )	2.19 x (1 + ΔCPI <sub>2</sub> )	2.19 x (1 + ΔCPI <sub>3</sub> )

**Table 5 Water supply charge for Water Supply Services to Hunter Water Corporation**

	Commencement Date to 30 June 2014	1 July 2014 to 30 June 2015	1 July 2015 to 30 June 2016	1 July 2016 to 30 June 2017
	(\$ per kL)	(\$ per kL)	(\$ per kL)	(\$ per kL)
Water supply charge	0.62	0.62 x (1 + ΔCPI <sub>1</sub> )	0.62 x (1 + ΔCPI <sub>2</sub> )	0.62 x (1 + ΔCPI <sub>3</sub> )

## Schedule 2 Sewerage Services

### 1 Application

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

### 2 Categories for pricing purposes

IPART has determined maximum prices for Sewerage Services for 6 categories:

- (a) Metered Residential Properties (including Metered Properties within a Residential Multi Premises);
- (b) Metered Properties within a Mixed Multi Premises;
- (c) Unmetered Properties;
- (d) Metered Non-Residential Properties that are not within a Mixed Multi Premises;
- (e) Properties that are not connected, but are reasonably available for connection, to the Sewerage System; and
- (f) Retirement Villages with one or more Common Meters.

### 3 Sewerage Services to Metered Residential Properties, Metered Properties within Mixed Multi Premises, and Unmetered Properties

#### 3.1 Application of this clause

This clause 3 applies to:

- (a) Metered Residential Properties (including a Metered Property within a Residential Multi Premises);
- (b) Metered Properties within Mixed Multi Premises; and
- (c) Unmetered Properties,

that are connected to the Sewerage System, but does not apply to Retirement Villages with one or more Common Meters.<sup>3</sup>

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<sup>3</sup> If a Retirement Village Unit has an Individual Meter, clause 3 of this schedule 2 will apply. However, if a Retirement Village has one or more Common Meters, clause 6 of this schedule 2 will apply.

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

- (a) The maximum price that the Council may levy for a Period for supplying Sewerage Services to:
- (1) a Metered Residential Property (including a Metered Property within a Residential Multi Premises);
  - (2) a Metered Property within a Mixed Multi Premises; or
  - (3) an Unmetered Property,
- that is connected to the Sewerage System, is the sewerage service charge in Table 6 corresponding to the applicable Period in that table.
- (b) The Council is to levy the relevant sewerage service charge on:
- (1) in the case of an Unmetered Property or a Metered Property that is not within a Multi Premises, the owner of that Property;
  - (2) in the case of a Property within a Strata Title Building, the owner of each Strata Title Lot;
  - (3) in the case of a Property within a Community Development Parcel, the owner of each Community Development Lot;
  - (4) in the case of a Property within a Company Title Building, the owner of each Company Title Dwelling; or
  - (5) in the case of a Property within any other type of Multi Premises, the owner of that Property.

## **4 Sewerage Services to Metered Non-Residential Properties that are not within a Mixed Multi Premises**

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

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



#### **4.2 Sewerage service charges for Metered Non-Residential Property with a single Individual Meter of 20mm**

The maximum sewerage service charge that the Council may levy for a Period for supplying Sewerage Services to a Non-Residential Property that:

- (a) is connected to the Sewerage System; and
- (b) has a single Individual Meter of 20mm,

is the sewerage service charge in Table 6 for the applicable Period in that table.

#### **4.3 Sewerage service charges for Metered Non-Residential Property with a single Individual Meter of 25mm or greater or multiple Individual Meters (of any size)**

The maximum sewerage service charge that the Council may levy for a Period for supplying Sewerage Services to a Non-Residential Property that:

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

is the higher of:

- (c) the sewerage service charge calculated as follows:  
 $SC \times DF$

Where:

$SC$  = the sewerage service charge in Table 7 for each Meter for the applicable Meter size and Period in that table; and

$DF$  = the relevant Discharge Factor; and

- (d) the sewerage service charge in Table 6 for the applicable Period in that table.

#### **4.4 Sewerage service charges for Metered Non-Residential Multi Premises with one or more Common Meters**

- (a) The maximum sewerage service charge that the Council may levy for a Period for supplying Sewerage Services to a Property within a Non-Residential Multi Premises that:

- (1) is connected to the Sewerage System; and
- (2) has one or more Common Meters,

is the higher of:

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

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

Where:

*SC* = the sewerage service charge in Table 7 for each Common Meter for the applicable Meter size and Period in that table;

*DF* = the relevant Discharge Factor; and

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

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

$$\frac{SC}{n}$$

Where:

*SC* = the sewerage service charge in Table 6 for each Common Meter for the applicable Meter size and Period in that table; and

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

- (b) The Council is to levy the relevant sewerage service charge on the owner of each Property within that Multi Premises and on the owner of each Property within any other Non-Residential Multi Premises that is served by the same Common Meter or Common Meters that serve the first-mentioned Multi Premises.

#### **4.5 Sewerage usage charges for Metered Non-Residential Property with one or more Individual Meters that is not within a Mixed Multi Premises**

The maximum sewerage usage charge that the Council may levy for a Meter Reading Period for supplying Sewerage Services to a Non-Residential Property with one or more Individual Meters that is not within a Mixed Multi Premises is calculated as follows for the Meter Reading Period:

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

Where:

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

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

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

*UC* = the sewerage usage charge in Table 8 for the Meter Reading corresponding to the applicable Period in that table and the *volume of sewage discharged*; and

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

#### **4.6 Sewerage usage charges for Metered Non-Residential Multi Premises with one or more Common Meters**

- (a) The maximum sewerage usage charge that the Council may levy for a Meter Reading Period for supplying Sewerage Services to a Non-Residential Multi Premises with one or more Common Meters is calculated as follows for the Meter Reading Period:

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

Where:

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

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

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

*UC* = the sewerage usage charge in Table 8 for the Meter Reading Period corresponding to the applicable Period in that table and the *volume of sewage discharged*; and

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

- (b) The Council is to levy the relevant sewerage usage charge on:
- (1) in the case of a Strata Title Building, the Owners Corporation of that Strata Title Building;
  - (2) in the case of any other type of Multi Premises, the owner of that Multi Premises.

## 5 Sewerage Services to Properties not connected but reasonably available for connection

The maximum price that the Council may levy for a Period for supplying Sewerage Services to a Property that is not connected, but is reasonably available for connection, to the Sewerage System is the sewerage service charge in Table 6 for the applicable Period in that table.

## 6 Sewerage Services to Retirement Villages with one or more Common Meters

(a) The maximum price that the Council may levy for supplying Sewerage Services to a Retirement Village which:

- (1) is connected to the Sewerage System; and
- (2) has one or more Common Meters,

is, for each Common Meter, the higher of:

- (3) for each Period, the sewerage service charge in Table 6 for the applicable Period in that table; and
- (4) the sum of:
  - (A) for each Period, the sewerage service charge in Table 7 for the applicable Meter size and applicable Period in that table; and
  - (B) for each Meter Reading Period, the sewerage usage charge calculated as follows for a Meter Reading Period:

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

Where:

$W$  = the water used (in kL) by that Retirement Village for the Meter Reading Period;

$DF$  = the Discharge Factor for that Retirement Village;

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

$UC$  = the sewerage usage charge in Table 8 for the Meter Reading Period corresponding to the applicable Period in that table and the *volume of sewage discharged*; and

*volume of sewage discharged* = the resulting volume determined by multiplying  $W$  and  $DF$  in this clause 6(a)(4)(B).

- (b) The Council is to levy the relevant sewerage service charge and relevant sewerage usage charge on the owner of that Retirement Village.

## Tables 6, 7 and 8

**Table 6 Sewerage service charge for (i) Metered Residential Properties (including Metered Properties within a Residential Multi Premises); (ii) Metered Properties within Mixed Multi Premises; (iii) Unmetered Properties; (iv) Metered Non-Residential Properties with a single Individual Meter of 20mm; (v) Properties not connected but reasonably available for connection; (vi) Retirement Villages with one or more Common Meters**

	Commencement Date to 30 June 2014	1 July 2014 to 30 June 2015	1 July 2015 to 30 June 2016	1 July 2016 to 30 June 2017
	(\$)	(\$)	(\$)	(\$)
Sewerage service charge	571.89	583.19 x (1 + ΔCPI <sub>1</sub> )	594.72 x (1 + ΔCPI <sub>2</sub> )	607.76 x (1 + ΔCPI <sub>3</sub> )

**Table 7 Sewerage service charge for (i) Metered Non-Residential Properties with an Individual Meter of 25mm or greater or multiple Individual Meters (of any size); (ii) Non-Residential Multi Premises with one or more Common Meters**

Meter size	Commencement Date to 30 June 2014	1 July 2014 to 30 June 2015	1 July 2015 to 30 June 2016	1 July 2016 to 30 June 2017
<b>Sewerage service charge (\$)</b>				
25mm	926.52	1,078.44 x (1 + ΔCPI <sub>1</sub> )	1,222.36 x (1 + ΔCPI <sub>2</sub> )	1,341.02 x (1 + ΔCPI <sub>3</sub> )
40mm	2,371.89	2,760.80 x (1 + ΔCPI <sub>1</sub> )	3,129.25 x (1 + ΔCPI <sub>2</sub> )	3,433.01 x (1 + ΔCPI <sub>3</sub> )
50mm	3,706.07	4,313.75 x (1 + ΔCPI <sub>1</sub> )	4,889.46 x (1 + ΔCPI <sub>2</sub> )	5,364.09 x (1 + ΔCPI <sub>3</sub> )
80mm	9,487.55	11,043.19 x (1 + ΔCPI <sub>1</sub> )	12,517.01 x (1 + ΔCPI <sub>2</sub> )	13,732.06 x (1 + ΔCPI <sub>3</sub> )
100mm	14,824.30	17,254.98 x (1 + ΔCPI <sub>1</sub> )	19,557.82 x (1 + ΔCPI <sub>2</sub> )	21,456.35 x (1 + ΔCPI <sub>3</sub> )
150mm	33,354.66	38,823.71 x (1 + ΔCPI <sub>1</sub> )	44,005.10 x (1 + ΔCPI <sub>2</sub> )	48,276.78 x (1 + ΔCPI <sub>3</sub> )
200mm	59,297.18	69,019.92 x (1 + ΔCPI <sub>1</sub> )	78,231.29 x (1 + ΔCPI <sub>2</sub> )	85,825.39 x (1 + ΔCPI <sub>3</sub> )
For Meter sizes not specified above, the following formula applies:		$\frac{(\text{Meter size})^2}{625} \times (\text{25mm water service charge})$		

**Table 8 Sewerage usage charge for Sewerage Services**

	Commencement Date to 30 June 2014 (\$ per kL)	1 July 2014 to 30 June 2015 (\$ per kL)	1 July 2015 to 30 June 2016 (\$ per kL)	1 July 2016 to 30 June 2017 (\$ per kL)
Sewerage usage charge where: volume of sewage discharged ≤ Discharge Allowance	0	0	0	0
Sewerage usage charge where: volume of sewage discharged > Discharge Allowance	1.06	0.99	0.91	0.83

**Note:** Please refer to clause 4.5, clause 4.6 or clause 6 (whichever is applicable) for the calculation of "volume of sewage discharged."

## Schedule 3 Stormwater Drainage Services

### 1 Application

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

### 2 Stormwater Drainage Services

- (a) The maximum price that the Council may levy for a Period for supplying Stormwater Drainage Services is the stormwater drainage charge in Table 9 for the applicable Period in that table.
- (b) The Council is to levy the relevant stormwater drainage charge on:
  - (1) in the case of a Property that is not within a Multi Premises, the owner of that Property;
  - (2) in the case of a Property within a Multi Premises, the owner of that Multi Premises.



## Table 9

**Table 9 Stormwater drainage charge**

	<b>Commencement Date to 30 June 2014</b>	<b>1 July 2014 to 30 June 2015</b>	<b>1 July 2015 to 30 June 2016</b>	<b>1 July 2016 to 30 June 2017</b>
	<b>(\$)</b>	<b>(\$)</b>	<b>(\$)</b>	<b>(\$)</b>
Stormwater drainage charge	92.20	99.92 x (1 + $\Delta$ CPI <sub>1</sub> )	108.30 x (1 + $\Delta$ CPI <sub>2</sub> )	117.37 x (1 + $\Delta$ CPI <sub>3</sub> )

## Schedule 4 Trade Waste Services

### 1 Application

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

### 2 Categories for pricing purposes

#### 2.1 Maximum prices for 3 categories

IPART has determined maximum prices for Trade Waste Services for 3 categories:

- (a) Category 1 Trade Waste Discharge Services;
- (b) Category 2 Trade Waste Discharge Services; and
- (c) Category 3 Trade Waste Discharge Services.

#### 2.2 Category 1 Trade Waste Discharge Services

The maximum price that the Council may levy for a Period for supplying Trade Waste Services that are Category 1 Trade Waste Discharge Services is calculated as follows:

$$AppFee1 + AnnualFee1 + ReinspectionFee$$

Where:

*AppFee1* = the Category 1 Trade Waste Application Fee in Table 10;

*AnnualFee1* = the Category 1 Annual Trade Waste Fee in Table 10; and

*ReinspectionFee* = the Reinspection Fee in Table 10 (if applicable),

each for the applicable Period in that table.

### 2.3 Category 2 Trade Waste Discharge Services

The maximum price that the Council may levy for a Period for supplying Trade Waste Services that are Category 2 Trade Waste Discharge Services is calculated as follows:

(a) With pre-treatment:

$$AppFee2 + AnnualFee2 + ReinspectionFee \\ + [(Consumption \times TWDF) \times UsageCharge]$$

Where:

*AppFee2* = the Category 2 Trade Waste Application Fee in Table 10 for the applicable Period in that table;

*AnnualFee2* = the Category 2 Annual Trade Waste Fee in Table 10 for the applicable Period in that table;

*ReinspectionFee* = the Reinspection Fee in Table 10 for the applicable Period in that table (if applicable);

*Consumption* = the annual water consumption by the customer;

*TWDF* = the Trade Waste Discharge Factor; and

*UsageCharge* = the Trade Waste Usage Charge in Table 10 for the applicable Period in that table;

(b) Without pre-treatment:

$$AppFee2 + AnnualFee2 + ReinspectionFee \\ + [(Consumption \times TWDF) \times UsageCharge]$$

Where:

*AppFee2* = the Category 2 Trade Waste Application Fee in Table 10 for the applicable Period in that table;

*AnnualFee2* = the Category 2 Annual Trade Waste Fee in Table 10 for the applicable Period in that table;

*ReinspectionFee* = the Reinspection Fee in Table 10 for the applicable Period in that table (if applicable);

*Consumption* = the annual water consumption by the customer;

*TWDF* = the Trade Waste Discharge Factor; and

*UsageCharge* = the Trade Waste Usage Charge - nil pre-treatment in Table 10 for the applicable Period in that table.

## 2.4 Category 3 Trade Waste Discharge Services

The maximum price that the Council may levy for a Period for supplying Trade Waste Services that are Category 3 Trade Waste Discharge Services is the higher of:

- (a) the price calculated in accordance with clause 2.3 above; and
- (b) the price calculated as follows:

$$AppFee3 + AnnualFee3 + ReinspectionFee + EMC$$

Where:

*AppFee3* = the Category 3 Trade Waste Application Fee in Table 10;

*AnnualFee3* = the Category 3 Annual Trade Waste Fee in Table 10;

*ReinspectionFee* = the Reinspection Fee in Table 10 (if applicable);  
and

*EMC* = the aggregate of excess mass charges in Table 11, calculated in accordance with the Trade Waste Policy,

each for the applicable Period in the relevant table.

## Tables 10 and 11

**Table 10 Trade waste charges**

	Commencement Date to 30 June 2014	1 July 2014 to 30 June 2015	1 July 2015 to 30 June 2016	1 July 2016 to 30 June 2017
	(\$)	(\$)	(\$)	(\$)
Category 1 Trade Waste Application Fee (\$ per application)	120.55	120.55 x (1 + ΔCPI <sub>1</sub> )	120.55 x (1 + ΔCPI <sub>2</sub> )	120.55 x (1 + ΔCPI <sub>3</sub> )
Category 2 Trade Waste Application Fee (\$ per application)	201.12	201.12 x (1 + ΔCPI <sub>1</sub> )	201.12 x (1 + ΔCPI <sub>2</sub> )	201.12 x (1 + ΔCPI <sub>3</sub> )
Category 3 Trade Waste Application Fee (\$ per application)	471.30	471.30 x (1 + ΔCPI <sub>1</sub> )	471.30 x (1 + ΔCPI <sub>2</sub> )	471.30 x (1 + ΔCPI <sub>3</sub> )
Category 1 Annual Trade Waste Fee (\$ per year)	69.98	69.98 x (1 + ΔCPI <sub>1</sub> )	69.98 x (1 + ΔCPI <sub>2</sub> )	69.98 x (1 + ΔCPI <sub>3</sub> )
Category 2 Annual Trade Waste Fee (\$ per year)	223.19	223.19 x (1 + ΔCPI <sub>1</sub> )	223.19 x (1 + ΔCPI <sub>2</sub> )	223.19 x (1 + ΔCPI <sub>3</sub> )
Category 3 Annual Trade Waste Fee (\$ per year)	1,873.82	1,873.82 x (1 + ΔCPI <sub>1</sub> )	1,873.82 x (1 + ΔCPI <sub>2</sub> )	1,873.82 x (1 + ΔCPI <sub>3</sub> )
Reinspection Fee (\$ per inspection)	112.63	112.63 x (1 + ΔCPI <sub>1</sub> )	112.63 x (1 + ΔCPI <sub>2</sub> )	112.63 x (1 + ΔCPI <sub>3</sub> )
Trade Waste Usage Charge (\$ per kL)	1.63	1.63 x (1 + ΔCPI <sub>1</sub> )	1.63 x (1 + ΔCPI <sub>2</sub> )	1.63 x (1 + ΔCPI <sub>3</sub> )
Trade Waste Usage Charge - nil pre-treatment (\$ per kL)	13.88	13.88 x (1 + ΔCPI <sub>1</sub> )	13.88 x (1 + ΔCPI <sub>2</sub> )	13.88 x (1 + ΔCPI <sub>3</sub> )

**Table 11 Excess Mass Charges<sup>a</sup>**

Pollutant	Commencement Date to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)	1 July 2016 to 30 June 2017 (\$)
Aluminium (Al)	0.67	0.67 x (1 + ΔCPI <sub>1</sub> )	0.67 x (1 + ΔCPI <sub>2</sub> )	0.67 x (1 + ΔCPI <sub>3</sub> )
Ammonia (as N)	0.72	0.72 x (1 + ΔCPI <sub>1</sub> )	0.72 x (1 + ΔCPI <sub>2</sub> )	0.72 x (1 + ΔCPI <sub>3</sub> )
Arsenic (As)	68.07	68.07 x (1 + ΔCPI <sub>1</sub> )	68.07 x (1 + ΔCPI <sub>2</sub> )	68.07 x (1 + ΔCPI <sub>3</sub> )
Barium (Ba)	34.04	34.04 x (1 + ΔCPI <sub>1</sub> )	34.04 x (1 + ΔCPI <sub>2</sub> )	34.04 x (1 + ΔCPI <sub>3</sub> )
Biological Oxygen Demand (BOD5)	0.72	0.72 x (1 + ΔCPI <sub>1</sub> )	0.72 x (1 + ΔCPI <sub>2</sub> )	0.72 x (1 + ΔCPI <sub>3</sub> )
Boron (B)	0.67	0.67 x (1 + ΔCPI <sub>1</sub> )	0.67 x (1 + ΔCPI <sub>2</sub> )	0.67 x (1 + ΔCPI <sub>3</sub> )
Bromine (Br <sub>2</sub> )	13.88	13.88 x (1 + ΔCPI <sub>1</sub> )	13.88 x (1 + ΔCPI <sub>2</sub> )	13.88 x (1 + ΔCPI <sub>3</sub> )
Cadmium (Cd)	315.13	315.13 x (1 + ΔCPI <sub>1</sub> )	315.13 x (1 + ΔCPI <sub>2</sub> )	315.13 x (1 + ΔCPI <sub>3</sub> )
Chloride	No charge	No charge	No charge	No charge
Chlorinated Hydrocarbons	34.04	34.04 x (1 + ΔCPI <sub>1</sub> )	34.04 x (1 + ΔCPI <sub>2</sub> )	34.04 x (1 + ΔCPI <sub>3</sub> )
Chlorinated Phenolics	1,386.58	1,386.58 x (1 + ΔCPI <sub>1</sub> )	1,386.58 x (1 + ΔCPI <sub>2</sub> )	1,386.58 x (1 + ΔCPI <sub>3</sub> )
Chlorine (Cl <sub>2</sub> )	1.39	1.39 x (1 + ΔCPI <sub>1</sub> )	1.39 x (1 + ΔCPI <sub>2</sub> )	1.39 x (1 + ΔCPI <sub>3</sub> )
Chromium (Cr) (Total)#	22.68	22.68 x (1 + ΔCPI <sub>1</sub> )	22.68 x (1 + ΔCPI <sub>2</sub> )	22.68 x (1 + ΔCPI <sub>3</sub> )
Cobalt (Co)	13.88	13.88 x (1 + ΔCPI <sub>1</sub> )	13.88 x (1 + ΔCPI <sub>2</sub> )	13.88 x (1 + ΔCPI <sub>3</sub> )
Copper (Cu)	13.88	13.88 x (1 + ΔCPI <sub>1</sub> )	13.88 x (1 + ΔCPI <sub>2</sub> )	13.88 x (1 + ΔCPI <sub>3</sub> )
Cyanide	68.07	68.07 x (1 + ΔCPI <sub>1</sub> )	68.07 x (1 + ΔCPI <sub>2</sub> )	68.07 x (1 + ΔCPI <sub>3</sub> )
Fluoride (F)	3.39	3.39 x (1 + ΔCPI <sub>1</sub> )	3.39 x (1 + ΔCPI <sub>2</sub> )	3.39 x (1 + ΔCPI <sub>3</sub> )
Formaldehyde	1.39	1.39 x (1 + ΔCPI <sub>1</sub> )	1.39 x (1 + ΔCPI <sub>2</sub> )	1.39 x (1 + ΔCPI <sub>3</sub> )
Grease	1.30	1.30 x (1 + ΔCPI <sub>1</sub> )	1.30 x (1 + ΔCPI <sub>2</sub> )	1.30 x (1 + ΔCPI <sub>3</sub> )
Herbicides/Weedicides/Fungicides	680.70	680.70 x (1 + ΔCPI <sub>1</sub> )	680.70 x (1 + ΔCPI <sub>2</sub> )	680.70 x (1 + ΔCPI <sub>3</sub> )

<b>Pollutant</b>	<b>Commencement Date to 30 June 2014 (\$)</b>	<b>1 July 2014 to 30 June 2015 (\$)</b>	<b>1 July 2015 to 30 June 2016 (\$)</b>	<b>1 July 2016 to 30 June 2017 (\$)</b>
Iron (Fe)	1.39	1.39 x (1 + ΔCPI <sub>1</sub> )	1.39 x (1 + ΔCPI <sub>2</sub> )	1.39 x (1 + ΔCPI <sub>3</sub> )
Lead (Pb)	34.04	34.04 x (1 + ΔCPI <sub>1</sub> )	34.04 x (1 + ΔCPI <sub>2</sub> )	34.04 x (1 + ΔCPI <sub>3</sub> )
Lithium (Li)	6.81	6.81 x (1 + ΔCPI <sub>1</sub> )	6.81 x (1 + ΔCPI <sub>2</sub> )	6.81 x (1 + ΔCPI <sub>3</sub> )
Methylene Blue Active Substances (MBAS)	0.67	0.67 x (1 + ΔCPI <sub>1</sub> )	0.67 x (1 + ΔCPI <sub>2</sub> )	0.67 x (1 + ΔCPI <sub>3</sub> )
Manganese (Mn)	6.81	6.81 x (1 + ΔCPI <sub>1</sub> )	6.81 x (1 + ΔCPI <sub>2</sub> )	6.81 x (1 + ΔCPI <sub>3</sub> )
Mercury (Hg)	2,268.97	2,268.97 x (1 + ΔCPI <sub>1</sub> )	2,268.97 x (1 + ΔCPI <sub>2</sub> )	2,268.97 x (1 + ΔCPI <sub>3</sub> )
Molybdenum (Mo)	0.67	0.67 x (1 + ΔCPI <sub>1</sub> )	0.67 x (1 + ΔCPI <sub>2</sub> )	0.67 x (1 + ΔCPI <sub>3</sub> )
Nickel (Ni)	22.68	22.68 x (1 + ΔCPI <sub>1</sub> )	22.68 x (1 + ΔCPI <sub>2</sub> )	22.68 x (1 + ΔCPI <sub>3</sub> )
Nitrogen (N) (Total Kjeldahl Nitrogen)	0.18	0.18 x (1 + ΔCPI <sub>1</sub> )	0.18 x (1 + ΔCPI <sub>2</sub> )	0.18 x (1 + ΔCPI <sub>3</sub> )
Pentachlorophenol	1,386.58	1,386.58 x (1 + ΔCPI <sub>1</sub> )	1,386.58 x (1 + ΔCPI <sub>2</sub> )	1,386.58 x (1 + ΔCPI <sub>3</sub> )
Pesticides – General	680.70	680.70 x (1 + ΔCPI <sub>1</sub> )	680.70 x (1 + ΔCPI <sub>2</sub> )	680.70 x (1 + ΔCPI <sub>3</sub> )
Pesticides – Organochlorine	680.70	680.70 x (1 + ΔCPI <sub>1</sub> )	680.70 x (1 + ΔCPI <sub>2</sub> )	680.70 x (1 + ΔCPI <sub>3</sub> )
Pesticides – Organophosphate	680.70	680.70 x (1 + ΔCPI <sub>1</sub> )	680.70 x (1 + ΔCPI <sub>2</sub> )	680.70 x (1 + ΔCPI <sub>3</sub> )
PCB	680.70	680.70 x (1 + ΔCPI <sub>1</sub> )	680.70 x (1 + ΔCPI <sub>2</sub> )	680.70 x (1 + ΔCPI <sub>3</sub> )
Petroleum Hydrocarbons (non-flammable)	2.28	2.28 x (1 + ΔCPI <sub>1</sub> )	2.28 x (1 + ΔCPI <sub>2</sub> )	2.28 x (1 + ΔCPI <sub>3</sub> )
pH>10, or pH<7	0.40	0.40 x (1 + ΔCPI <sub>1</sub> )	0.40 x (1 + ΔCPI <sub>2</sub> )	0.40 x (1 + ΔCPI <sub>3</sub> )
Phenolic Compounds (excluding chlorinated)	6.81	6.81 x (1 + ΔCPI <sub>1</sub> )	6.81 x (1 + ΔCPI <sub>2</sub> )	6.81 x (1 + ΔCPI <sub>3</sub> )
Phosphorus (Total)	1.39	1.39 x (1 + ΔCPI <sub>1</sub> )	1.39 x (1 + ΔCPI <sub>2</sub> )	1.39 x (1 + ΔCPI <sub>3</sub> )
Polynuclear Aromatic	13.88	13.88 x	13.88 x	13.88 x

Pollutant	Commencement Date to 30 June 2014 (\$)	1 July 2014 to 30 June 2015 (\$)	1 July 2015 to 30 June 2016 (\$)	1 July 2016 to 30 June 2017 (\$)
Hydrocarbons (PAH)		$(1 + \Delta\text{CPI}_1)$	$(1 + \Delta\text{CPI}_2)$	$(1 + \Delta\text{CPI}_3)$
Selenium (Se)	47.89	$47.89 \times (1 + \Delta\text{CPI}_1)$	$47.89 \times (1 + \Delta\text{CPI}_2)$	$47.89 \times (1 + \Delta\text{CPI}_3)$
Silver (Ag)	1.35	$1.35 \times (1 + \Delta\text{CPI}_1)$	$1.35 \times (1 + \Delta\text{CPI}_2)$	$1.35 \times (1 + \Delta\text{CPI}_3)$
Sulphate (SO <sub>4</sub> )	0.13	$0.13 \times (1 + \Delta\text{CPI}_1)$	$0.13 \times (1 + \Delta\text{CPI}_2)$	$0.13 \times (1 + \Delta\text{CPI}_3)$
Sulphide (S)	1.39	$1.39 \times (1 + \Delta\text{CPI}_1)$	$1.39 \times (1 + \Delta\text{CPI}_2)$	$1.39 \times (1 + \Delta\text{CPI}_3)$
Sulphite (SO <sub>3</sub> )	1.39	$1.39 \times (1 + \Delta\text{CPI}_1)$	$1.39 \times (1 + \Delta\text{CPI}_2)$	$1.39 \times (1 + \Delta\text{CPI}_3)$
Suspended Solids (SS or NFR)	0.93	$0.93 \times (1 + \Delta\text{CPI}_1)$	$0.93 \times (1 + \Delta\text{CPI}_2)$	$0.93 \times (1 + \Delta\text{CPI}_3)$
Temperature	No charge	No charge	No charge	No charge
Tin (Sn)	6.81	$6.81 \times (1 + \Delta\text{CPI}_1)$	$6.81 \times (1 + \Delta\text{CPI}_2)$	$6.81 \times (1 + \Delta\text{CPI}_3)$
Total Dissolved Solids	0.04	$0.04 \times (1 + \Delta\text{CPI}_1)$	$0.04 \times (1 + \Delta\text{CPI}_2)$	$0.04 \times (1 + \Delta\text{CPI}_3)$
Uranium	No charge	No charge	No charge	No charge
Zinc (Zn)	13.88	$13.88 \times (1 + \Delta\text{CPI}_1)$	$13.88 \times (1 + \Delta\text{CPI}_2)$	$13.88 \times (1 + \Delta\text{CPI}_3)$

a Prices are applied in accordance with the relevant units and acceptable limits set out in the Trade Waste Policy.



## Schedule 5 Ancillary and Miscellaneous Customer Services

### 1 Application

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

### 2 Prices for Ancillary and Miscellaneous Customer Services

- (a) The maximum price that the Council may levy for a Period for supplying an Ancillary and Miscellaneous Customer Service in Table 12 is:
- (1) from the Commencement Date to 30 June 2014 - the corresponding charge in Table 12;
  - (2) from 1 July 2014 to 30 June 2015 - the corresponding charge in Table 12 multiplied by  $(1 + \Delta CPI_1)$ ;
  - (3) from 1 July 2015 to 30 June 2016 - the corresponding charge in Table 12 multiplied by  $(1 + \Delta CPI_2)$ ; and
  - (4) from 1 July 2016 to 30 June 2017 - the corresponding charge in Table 12 multiplied by  $(1 + \Delta CPI_3)$ .
- (b) A reference in Table 12 to 'N/A' means that the Council does not supply the relevant service.

## Table 12

**Table 12 Charges for Ancillary and Miscellaneous Customer Services**

No.	Ancillary and Miscellaneous Services	Charge (\$)
1.	<b>Conveyancing Certificate</b> Statement of outstanding charges	
	a) Over the counter	32.19
	b) Electronic	N/A
2.	<b>Property Sewerage Diagram – up to and including A4 size (where available)</b> Diagram showing the location of the house-service line, building and sewer for a property	
	a) Certified (suitable for a contract of sale)	17.88
	b) Uncertified (not suitable for a contract of sale)	11.18
3.	<b>Service Location Diagram</b> Location of sewer and/or water mains in relation to a property's boundaries	
	a) Certified (suitable for a contract of sale)	17.88
	b) Uncertified (not suitable for a contract of sale)	N/A
4.	<b>Special Meter Reading Statement</b>	67.64
5.	<b>Billing Record Search Statement – up to and including 5 years</b>	
	a) Up to and including 5 years	28.87/half hour
	b) Further back than 5 years	N/A
6.	<b>Building over or Adjacent to Asset Advice</b> Issue of letter regarding a building's compliance with required standards for building near or over a water or sewer pipes or structures	57.92
7.	<b>Water Reconnection</b>	
	a) During business hours	210.99
	b) Outside business hours	N/A
8.	<b>Workshop Test of Water Meter</b> Removal of the meter by an accredited organisation at the customer's request to determine the accuracy of the water meter. A separate charge relating to transportation costs and the full mechanical test which involves dismantling and inspection of meter components will also be payable.	216.51
9.	<b>Water main disconnection (all sizes)</b> Price payable when customer requests the Council to disconnect existing service	
	a) Application for disconnection	52.34
	b) Physical disconnection	276.59

<b>No.</b>	<b>Ancillary and Miscellaneous Services</b>	<b>Charge (\$)</b>
10.	<b>Application for Water Service Connection (all sizes)</b> This covers administration and system capacity analysis as required. There will be a separate charge payable to the utility if they also perform the physical connection	52.34
11.	<b>Standpipe Hire – Security Bond</b> Security bond (all meter sizes)	737.87
12.	<b>Standpipe Hire – Annual Fee</b> Annual hire charge of standpipe issued	Water service charge specified in Table 2 of Schedule 1 of this determination for a 50mm Meter size, for the applicable Period in that table
13.	<b>Standpipe Water Usage Fee (\$/kL)</b>	Water usage charge specified in Table 4 of Schedule 1 of this determination, for the applicable Period in that table, per kL of water supplied
14.	<b>Backflow Prevention Device Application and Registration Fee</b> This fee is for initial registration of the backflow device	77.15
15.	<b>Backflow Prevention Device Annual Administration Fee</b> This fee is for the audit by inspectors of plumbers' annual compliance tests and the maintenance of records of results	N/A
16.	<b>Statement of Available Pressure and Flow</b> This fee covers all levels whether modelling is required or not	144.62
17.	<b>Cancellation Fee – Water and Sewerage Applications</b> A fee charged to cancel an application for services and process a refund of water and sewer application fees.	22.34
18.	<b>Section 307 Certificate</b> A fee for preparation of a Section 307 Certificate which states whether a development complies with the <i>Water Management Act 2000</i> .	
	Dual occupancies	168.02
	Commercial buildings, factories, Torrens subdivision of dual occupancy	205.75
	Boundary realign with conditions	375.23
	Subdivisions, developments involving mains extensions	407.17
	Development without requirement fee	107.68

Table 12

No.	Ancillary and Miscellaneous Services	Charge (\$)
19.	<b>Plumbing and drainage inspection fee</b> Inspection of plumbing and drainage work to ensure compliance with prescribed standards	
	<ul style="list-style-type: none"> <li>▼ New sewer connection (charge per property – includes allowance for 1 water closet) (Inspection of new sewerage connections, and other connections where inspection of the junction connection is required eg, demolition and rebuild of previously connected property) 243.78</li> <li>▼ Alterations (charge per property – includes allowance for 1 water closet) (Inspection of alterations and extensions to internal plumbing, where no inspection of junction is required) 222.24</li> <li>▼ Each additional Water Closet (WC) 21.02</li> <li>▼ Re-inspection 45.11 (Each additional inspection following identification of non-compliant plumbing and drainage works)</li> <li>▼ Rainwater tank connection (charge per property) 45.11 (Inspection of rainwater tank(s) and associated plumbing where there is a connection from the plumbing to internal plumbing)</li> </ul>	
20.	<b>Location of Water and Sewer Mains</b> Onsite investigation works to identify the location (alignment and/or depth) of underground water and sewerage assets.  This service will be charged on the basis of actual costs incurred by the Council. Applicants should contact the Council for an estimate of actual cost. A minimum charge of \$748.39 will apply.	By quote, with minimum cost of 748.39
21.	<b>Water Service Connection Fee for a 20mm single dwelling</b> Provision of a 20mm water service connection to single dwellings 397.57 An administration fee (see charge 10) also applies 52.34 For connections other than 20mm single dwellings, charges will be levied on the actual cost incurred By quote	
22.	<b>Septage and Septic Effluent Discharge Charge (\$/kL)</b> Licensed contractors dispose of septage and effluent wastewater from domestic onsite sewerage systems and sewer pumping stations at the Council's sewage treatment sites. Volume charges are levied on a per kL basis to recover the cost of accepting and treating waste. The charge reflects the lack of pre-treatment. Does not include complex muddy water waste, food waste or other waste classifications determined by the Council, which are subject to a case by case fully recoverable charge	13.88
23.	<b>Other liquid wastes transported by disposal contractors (per kL)</b> Approved Category 4 (non-septic waste), composed primarily of water and which has no impact on the treatment process, discharged at the Council's sewage disposal sites by Licensed Contractors. 1.52 Does not include complex muddy water waste, food waste or	

No.	Ancillary and Miscellaneous Services	Charge (\$)
	other waste classifications determined by the Council, which are subject to a case by case fully recoverable charge.	
24.	<b>Recoverable works</b> This service will be charged on the basis of actual costs incurred by the Council plus internal overheads charged in accordance with the rates published annually by the Council. Applicants should contact the Council for an estimate of the cost.	By quote
25.	<b>Water and Sewer Building Plan Assessment</b> Review building plans with respect to the impact on assets and system capacity. Includes building over sewer, building adjacent to sewer, system load demand.	128.47
26.	<b>Inspections</b> Council inspects water and sewer works carried out by private developers for compliance with the Council's standards. Should the works not comply with Council's standards, a re-inspection is required. Council does not differentiate in price for major or minor works inspections. Private developers may be required to concrete encase sewer mains and provide additional sewer junctions. <ul style="list-style-type: none"> <li data-bbox="405 987 1126 1066">▼ Per linear meter inspection plus lab charges as resolved by the Council, with minimum charge of 132.96 (reflects actual costs for 90 minutes administration and travel costs)</li> <li data-bbox="405 1178 1126 1379">▼ Charge for CCTV inspection costs (Private developers may be required to pile drive or operate substantial equipment in the vicinity of sewer mains. Council uses CCTV to inspect the works to determine that works are in accordance with Council's standards and damage has not occurred to sewer assets. Security Bonds taken, necessitating administration procedures)</li> </ul>	12.29 per metre + Lab charges resolved by the Council Minimum charge of 132.96 191.68+ 311.36/hr
27.	<b>Development Assessment Small Projects – Small Special Priority Sewerage (SPS) and/or development with ≤ 4 lots or extension to properties outside area</b> <ul style="list-style-type: none"> <li data-bbox="405 1491 1126 1872">▼ Council reviews and approves private developers' proposals for provision of minor sewer adjustment, private internal sewer pump stations/rising mains. (Water/sewer main extensions can result from requests by property owners for connection of unserved properties. The process is the same as that for subdivisions and redevelopments, being the requirement to pay a developer charge and construct works, generally being for one property only with one residence connecting to either the water or sewer system. Connection to mains by private developer contractors incur an additional shutdown and audit fee, which will be charges on the basis of actual costs incurred by the Council. Developers may be required to obtain and pay for a Section 307 Certificate, for an additional fee, which states that the development complies with the <i>Water Management Act 2000</i>.)</li> <li data-bbox="405 1973 1126 2029">▼ An additional hourly charge may apply for reviewing previously reviewed plans</li> </ul>	280.17 + quote for connection to mains if by private contractor + Section 307 Certificate Fee, if required 105.16/hr for re- reviewing plans

Table 12

No.	Ancillary and Miscellaneous Services	Charge (\$)
28.	<b>Development Assessment Medium Projects – &gt; 4 lots and ≤ 15 lots, and mains relocation</b>	
	<ul style="list-style-type: none"> <li>▼ Council reviews and approves private developers' proposals for provision or adjustment of water and sewer infrastructure services for new developments. Includes extensions servicing subdivisions and/or sewer diversions caused by development. (Generally, new development is contained within a development servicing plan (<b>DSP</b>), requiring the developer to service all lots or redevelopment involving adjustment of existing sewer/water mains. Connections to mains by private developer contractors incur an additional shutdown and audit fee, which will be charged on the basis of actual costs incurred by the Council. Developers may be required to obtain and pay for a Section 307 Certificate, for an additional fee, which states that the development complies with the <i>Water Management Act 2000</i>.)</li> <li>▼ An additional hourly charge may apply for reviewing previously reviewed plans.</li> </ul>	<p>675.13 + Quote for connection to mains if by private contractor + Section 307 Certificate Fee, if required</p> <p>105.16/hr for re-reviewing plans</p>
29.	<b>Development Assessment Large Projects – &gt; 15 lots and &lt; 50 lots, and/or large or medium density developments involving sewer diversions &lt; 30 metres</b>	
	<ul style="list-style-type: none"> <li>▼ Council reviews and approves private developers' proposals for provision or adjustment of water and sewer infrastructure services for new developments. Includes extensions servicing subdivisions and/or sewer diversions caused by development. (Generally, new development is contained within a development servicing plan (<b>DSP</b>), requiring the developer to service all lots or redevelopment involving adjustment of existing sewer/water mains. Connections to mains by private developer contractors incur an additional shutdown and audit fee, which will be charged on the basis of actual costs incurred by the Council. Developers may be required to obtain and pay for a Section 307 Certificate, for an additional fee, which states that the development complies with the <i>Water Management Act 2000</i>.)</li> <li>▼ An additional hourly charge may apply for reviewing previously reviewed plans.</li> </ul>	<p>858.43 + Quote for connection to mains if by private contractor + Section 307 Certificate Fee, if required</p> <p>105.16/hr for re-reviewing plans</p>

No.	Ancillary and Miscellaneous Services	Charge (\$)
30.	<p><b>Development Assessment Special Projects (roads and rail or SPS adjustments, relocations, development in water catchment areas)</b></p> <ul style="list-style-type: none"> <li>▼ Council assesses, provides technical advice, and support to other service authorities and private developers for provision and/or adjustment of water and sewer assets. (Connection to mains by private developer contractors incur an additional shutdown and audit fee, which will be charged on the basis of actual costs incurred by the Council Developers may be required to obtain a Section 307 Certificate, for an additional fee, which states that the development complies with the <i>Water Management Act 2000</i>. Inspections of alterations and extensions to internal plumbing, where no inspection of junction is required. Charge per property. Includes allowance for 1 water closet.)</li> <li>▼ An additional hourly charge may apply for reviewing previously reviewed plans.</li> </ul>	<p>3,481.65 + Quote for connection to mains if by private contractor + Section 307 Certificate Fee, if required</p> <p>105.16/hr for re- reviewing plans</p>
31.	<p><b>Water Supply Shutdown and Audit for Developer Contracted Connections</b></p> <p>Council assesses, provides technical advice, and support to other service authorities and private developers for provision and/or adjustment of water and sewer assets.</p> <p>Council shuts down water mains prior to connection by developers' contractors of new mains to the water system. Council will audit the connection by third parties to ensure integrity of the system is maintained.</p> <p>Fees for each audit will be charges on the basis of actual costs incurred by the Council</p>	By quote

## Schedule 6 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, set a methodology for fixing maximum prices, or both. In this determination, IPART has fixed maximum prices for each year of the regulatory period, and has included a methodology for fixing the maximum price for water service charges if the Council is required by order of the Minister to make an annual contribution under section 34J of the EUA Act to the Climate Change Fund.

IPART is of the opinion that any contribution by the Council to the Climate Change Fund should be incorporated into the water service charges. However, no order has been made at the date of publication of this determination. By setting a methodology, IPART is able to provide for a contribution to the Climate Change Fund to be included in the water service charges, were an order to be made after the Commencement Date.



## Schedule 7 Definitions and interpretation

### 1 Definitions

#### 1.1 General definitions

In this determination:

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

**Category 1 Trade Waste Discharge Services** means an activity:

- (a) deemed by the Council as requiring nil or minimal pre-treatment equipment and whose effluent is well defined and/or is of a relatively benign nature;
- (b) being conducted on a Non-Residential Property; and
- (c) the trade waste from which is being discharged into the Sewerage System.

**Category 2 Trade Waste Discharge Services** means an activity:

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

**Category 3 Trade Waste Discharge Services** means an activity:

- (a) deemed by the Council as being of an industrial nature and/or which results in large volumes of liquid trade waste;
- (b) being conducted on a Non-Residential Property; and
- (c) the trade waste from which is being discharged into the Sewerage System.

**CCF Order** has the meaning given to that term in clause 10(a) of schedule 1.

**Climate Change Fund** means the climate change fund established under the EUA Act or such other fund which replaces, or substantially replaces, this fund.

**Commencement Date** has the meaning given to that term in clause 2(b) of the *Preliminary* section of this determination.

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

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

**Community Parcel** 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 in clause 1(b) of the *Preliminary* section of this determination.

**Development Services** means the services referred to in paragraph 3(e) of the Order.

**Discharge Allowance** means, in relation to a Meter Reading Period, 0.410kL per day, multiplied by the number of days in that Meter Reading Period (where a Meter Reading Period occurs over more than one of these periods, the Discharge Allowance is calculated by multiplying the allowance for each such period by the number of days in the Meter Reading Period that fall within such period, and aggregating those amounts). In the case of a Multi Premises, the allowance applies to the entire Multi Premises and, for avoidance of doubt, is not to be multiplied by the number of Properties within that Multi Premises.

**DF or Discharge Factor** means:

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

**EUA Act** means the *Energy and Utilities Administration Act 1987* (NSW).

**Gosford Ordinance** means the Gosford Planning Scheme Ordinance dated 21 December 2012, as amended or updated from time to time.

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

**Hunter/Central Coast Pipeline Agreement** means the Hunter/Central Coast Pipeline Agreement between the Council, Hunter Water Corporation and Wyong Shire Council dated 15 March 2006, or such other agreement that replaces or substantially replaces it.

**Hunter Water Corporation** means Hunter Water Corporation, constituted under the *Hunter Water Act 1991* (NSW).

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

**IPART** has the meaning given to term in clause 1(a) of the *Preliminary* section of this determination.

**IPART Act** has the meaning given to that term in clause 1(a) of the *Preliminary* section of this determination.

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

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

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

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

- (a) the date (**Last Reading Date**) on which the Meter was last read (or taken to have been read) by the Council; and
- (b) the date (**Earlier Reading Date**) on which the Meter was read (or taken to have been read) by the Council immediately preceding the Last Reading Date,

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

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

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

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

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

**Minister** means the Minister for the Environment or such other Minister who may require the Council to make an annual contribution for a specified financial year to the Climate Change Fund.

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

**Monopoly Services** has the meaning given to that term in clause 1(c) of the *Preliminary* section of this determination.

**Multi Premises** means:

- (a) premises where there are two or more Properties (other than Properties which fall within paragraph (f) of the definition of 'Property') located on it;
- (b) but excluding premises where there are hotels, motels, guest houses or backpacker hostels, (each as determined by the Council under the Gosford Ordinance) located on it.

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

**Order** has the meaning given to that term in clause 1(c) of the *Preliminary* section of this determination.

**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 2014;
  - (b) 1 July 2014 to 30 June 2015;
  - (c) 1 July 2015 to 30 June 2016; or
  - (d) 1 July 2016 to 30 June 2017,
- as the case may be.

**Property** includes:

- (a) a Strata Title Lot;
- (b) a Company Title Dwelling;
- (c) a Community Development Lot;
- (d) a Retirement Village Unit;

- (e) a building or part of a building lawfully occupied or available for occupation, other than a building to which paragraphs (a) to (d) apply; or
- (f) land.

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

**Residential Multi Premises** means 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 section 516 of the Local Government Act; or
  - (2) farmland under section 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 residential, applying the classifications in section 516 of the Local Government Act.

**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.

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

**Sewerage System** means the sewerage system owned and operated by the Council.

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

**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 that term is defined in the *Strata Schemes (Freehold Development) Act 1973* (NSW).

**Trade Waste Discharge Factor** means the percentage of trade waste which the Council assesses or deems to be discharged into the Sewerage System.

**Trade Waste Policy** means the Council's *Discharge of Liquid Trade Waste and Septic Waste to the Gosford City Council Sewerage System* as amended from time to time.

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

**Unmetered Property** means a Property which is connected to the Water Supply System or Sewerage System but is not serviced by a Meter.

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

**Water Supply System** means the water supply system owned and operated by the Council.

**Wyong Shire Council** means Wyong Shire Council, constituted under the Local Government Act.

## 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.

$$(b) \Delta CPI_1 = \left( \frac{CPI_{March2014}}{CPI_{March2013}} \right) - 1$$

$$\Delta CPI_2 = \left( \frac{CPI_{March2015}}{CPI_{March2014}} \right) - 1$$

$$\Delta CPI_3 = \left( \frac{CPI_{March2016}}{CPI_{March2015}} \right) - 1$$

(c) The subtext (for example <sub>March2014</sub>) when used in relation to the CPI in paragraph 1.2(b) above refers to the CPI for the quarter and year indicated (in the example, the March quarter for 2014).

## 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 or annexure to, clause of, or table in, this determination unless otherwise indicated;
- (c) words importing the singular include the plural and vice versa;
- (d) 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;
- (e) where a word is defined, other grammatical forms of that word have a corresponding meaning;
- (f) a reference to a day is to a calendar day;
- (g) a reference to a person:
  - (1) includes any company, partnership, joint venture, association, corporation, other body corporate or government agency; and
  - (2) includes a reference to the person's executors, administrators, successors, substitutes (including, but not limited to, persons taking by novation), replacements and assigns; and
- (h) 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 and clarification notice

- (a) Explanatory notes and the simplified outline 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 Prices exclusive of GST

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

## **2.4 The Council's billing cycle**

- (a) For the avoidance of doubt nothing in this determination affects when the Council may issue a bill to a customer for prices or charges under this determination.
- (b) If a Meter Reading Period commences before the Commencement Date and ends after the Commencement Date, the water usage charge or sewerage usage charge applying to the whole of that Meter Reading Period is the charge calculated under Determination No. 1, 2009.
- (c) Subject to clause 2.4(b) above, if a Meter Reading Period occurs over more than one Period, the Council must levy any charge applying in this determination on a pro-rata basis.

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

For the purposes of this determination, where the Council uses an apparatus to check the quantity of water use recorded by a Meter, that apparatus will not fall within the definition of a 'Meter'.