

Erratum to Sydney Water Corporation Draft Determination No 5, 2016 issued by the Independent Pricing and Regulatory Tribunal

Date of erratum: 24 March 2016

This erratum has been issued to correct Table 6 in Schedule 2 on page 26 of Draft Determination No 5, 2016 issued on 22 March 2016. The meter connection charges in that Table included the deemed sewerage usage charge but should have been exclusive of the deemed sewerage usage charge.

To correct this, Table 6 of Draft Determination No 5, 2016 has been replaced with the following table:

Table 6 Meter connection charge

Meter size	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
20 mm	550.73	$550.73 \times (1 + \Delta CPI_1)$	$550.73 \times (1 + \Delta CPI_2)$	$550.73 \times (1 + \Delta CPI_3)$
25 mm	860.51	$860.51 \times (1 + \Delta CPI_1)$	$860.51 \times (1 + \Delta CPI_2)$	$860.51 \times (1 + \Delta CPI_3)$
32 mm	1,409.87	$1,409.87 \times (1 + \Delta CPI_1)$	$1,409.87 \times (1 + \Delta CPI_2)$	$1,409.87 \times (1 + \Delta CPI_3)$
40 mm	2,202.91	$2,202.91 \times (1 + \Delta CPI_1)$	$2,202.91 \times (1 + \Delta CPI_2)$	$2,202.91 \times (1 + \Delta CPI_3)$
50 mm	3,442.05	$3,442.05 \times (1 + \Delta CPI_1)$	$3,442.05 \times (1 + \Delta CPI_2)$	$3,442.05 \times (1 + \Delta CPI_3)$
80 mm	8,811.66	$8,811.66 \times (1 + \Delta CPI_1)$	$8,811.66 \times (1 + \Delta CPI_2)$	$8,811.66 \times (1 + \Delta CPI_3)$
100 mm	13,768.22	$13,768.22 \times (1 + \Delta CPI_1)$	$13,768.22 \times (1 + \Delta CPI_2)$	$13,768.22 \times (1 + \Delta CPI_3)$
150 mm	30,978.48	$30,978.48 \times (1 + \Delta CPI_1)$	$30,978.48 \times (1 + \Delta CPI_2)$	$30,978.48 \times (1 + \Delta CPI_3)$
200 mm	55,072.86	$55,072.86 \times (1 + \Delta CPI_1)$	$55,072.86 \times (1 + \Delta CPI_2)$	$55,072.86 \times (1 + \Delta CPI_3)$
For Meter sizes not specified above, the following formula applies	$\frac{(\text{Meter size})^2 \times 20 \text{ mm meter connection charge}}{400}$			

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

Sydney Water Corporation

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

Water — Draft Determination
March 2016

Sydney Water Corporation

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

Draft Determination No. 5, 2016

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Preliminary

1 Background

- (a) Section 11 of the *Independent Pricing and Regulatory Tribunal Act 1992* (**IPART Act**) provides IPART with a standing reference to conduct investigations and make reports to the Minister on the determination of the pricing for a government monopoly service supplied by a government agency specified in Schedule 1 of the IPART Act.
- (b) Sydney Water Corporation (**Sydney Water**) is listed as a government agency in Schedule 1 of the IPART Act.
- (c) The services which, if supplied by Sydney Water, are declared as government monopoly services under the *Independent Pricing and Regulatory Tribunal (Water, Sewerage and Drainage Services) Order 1997* (**Order**) are:
 - (1) water supply services;
 - (2) sewerage services;
 - (3) stormwater drainage services;
 - (4) trade waste services;
 - (5) services supplied in connection with the provision or upgrading of water supply and sewerage facilities for new developments and, if required, drainage facilities for such developments;
 - (6) ancillary and miscellaneous customer services for which no alternative supply exists and which relate to the supply of services of a kind referred to in subclauses (1) to (5) above; and
 - (7) other water supply, sewerage and drainage services for which no alternative supply exists,(together, the **Monopoly Services**).
- (d) Under section 13(6) of the IPART Act, IPART may limit an investigation and report with respect to a government monopoly service to a part or category of that service or to a particular period during which that service is provided or in any other manner.

2 Application of this determination

- (a) Under section 11 of the IPART Act, this determination fixes the maximum prices, or sets a methodology for fixing the maximum prices, that Sydney Water may levy for supplying the Monopoly Services, other than any:
 - (1) Wholesale Water Supply Services;
 - (2) Wholesale Sewerage Services; or

- (3) Recycled Water Supply Service, other than any Rouse Hill Recycled Water Supply Services.
- (b) Maximum prices under this determination for the supply by Sydney Water of the following services to any Large Non Residential Property do not apply to the extent that pricing for those services is agreed (other than under the Customer Contract), in writing, by Sydney Water and the owner of that Property, for the term of the agreement:
 - (1) water supply service (other than any Rouse Hill Recycled Water Supply Service and Minor Service Extension); and
 - (2) sewerage service (other than any Minor Service Extension).
- (c) Maximum prices under this determination do not apply to any Infrastructure Services provided by Sydney Water to an access seeker pursuant to an access agreement under section 39 of the WIC Act or an access determination under section 40 of the WIC Act.
- (d) This determination commences on the later of:
 - (1) 1 July 2016; and
 - (2) the date that it is published in the NSW Government Gazette, **(Commencement Date)**.
- (e) The maximum prices set out in, or calculated in accordance with, this determination apply from the Commencement Date to 30 June 2020. The maximum prices prevailing at 30 June 2020, as set out in, or calculated in accordance with, this determination, continue to apply beyond 30 June 2020 until this determination is replaced.
- (f) Under section 18(2) of the IPART Act, Sydney Water may not fix a price below that determined in, or calculated in accordance with, this determination without the approval of the Treasurer.

3 Replacement of Determination No. 1, 2012

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

4 Monitoring

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

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

5 Approach to determining maximum prices

- (a) On 23 August 2007, IPART received a letter from the then Minister for Water Utilities directing IPART under section 16A of the IPART Act to include, when determining prices, an amount representing the efficient cost of complying with the direction to Sydney Water to construct, operate and undertake the Western Sydney Recycled Water Initiative Replacement Flows Project, consisting of:
 - (1) an Advanced Water Treatment Plant with interconnecting systems from Penrith, St Marys and Quakers Hill Sewage Treatment Plants;
 - (2) associated infrastructure and a pipeline from the treatment plant; and
 - (3) a pilot plant at St Mary's Sewage Treatment Plant and associated infrastructure.
- (b) On 20 March 2008, IPART received a letter from the then Minister for Water Utilities directing IPART under section 16A of the IPART Act to include, when determining prices, an amount representing the efficient cost of complying with the direction to Sydney Water to undertake the Rosehill (Camellia) Recycled Water Project, which includes:
 - (1) entering into agreements for the supply of recycled water to foundation customers;
 - (2) purchasing recycled water from a private recycled water supplier for supply to customers; and
 - (3) arranging for the private recycled water supplier to finance, construct, operate and maintain recycled water infrastructure, initially capable of supplying around 4.3 billion litres of recycled water per year, and the necessary distribution pipelines.

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

6 Pricing schedules

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

- (c) Schedule 3 and the table in that schedule set out the maximum prices that Sydney Water may levy for supplying stormwater drainage services other than any Rouse Hill Stormwater Drainage Services.
- (d) Schedule 4 and the tables in that schedule set out the maximum prices that Sydney Water may levy for supplying Rouse Hill Stormwater Drainage Services.
- (e) Schedule 5 and the table in that schedule set out the maximum prices that Sydney Water may levy for supplying Rouse Hill Recycled Water Supply Services, other than any Wholesale Water Supply Services.
- (f) Schedule 6 and the tables in that schedule set out the maximum prices that Sydney Water may levy for supplying trade waste services.
- (g) Schedule 7 and the table in that schedule set out the maximum prices that Sydney Water may levy for supplying ancillary and miscellaneous customer services for which no alternative supply exists and which relate to the supply of services of a kind referred to in subclauses 1(c)(1) to 1(c)(5) of the Preliminary section of this determination.
- (h) Schedule 8 sets out the methodology for fixing the maximum prices that Sydney Water may levy for supplying Minor Service Extensions, other than Minor Service Extensions that are also any of the following:
 - (1) Wholesale Water Supply Services;
 - (2) Wholesale Sewerage Services; or
 - (3) Recycled Water Supply Services.

7 Definitions and interpretation

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

Schedule 1 Water supply services

1 Application of schedule

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

2 Treatment of specific categories of Properties

For the purpose of Sydney Water levying the water supply service prices in schedule 1:

- (a) Each Property serviced by one or more Individual Meters within a Multi Premises is to be treated as a single Metered Property.
 - (b) Where two Residential Dual Occupancy Properties on the same premises are serviced by:
 - (1) more than one Common Meter, each of those Residential Dual Occupancy Properties is to be treated as a single Metered Residential Property; and
 - (2) a single Common Meter only, both of those Residential Dual Occupancy Properties together are to be treated as a single Metered Residential Property.
- [Note: Each Residential Dual Occupancy Property on the same premises that is serviced by one or more Individual Meters is to be treated as a single Metered Residential Property.]
- (c) Each Metered Non Residential Joint Water Supply Services Property that receives water supply services from the same connection point to the Water Supply System is to be treated as a single Metered Non Residential Property serviced by a Common Meter.
 - (d) Each Metered Residential Joint Water Supply Services Property is to be treated as a single Metered Residential Property.

- (e) Each Metered Mixed Joint Water Supply Services Property is to be treated as a single Metered Residential Property.

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

3.1 Application of clause

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

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

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

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

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

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

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

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

Where:

SC = the maximum water supply service charge.

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

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

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

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

4.1 Application of clause

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

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

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

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

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

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

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

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

Where:

SC = the maximum water supply service charge.

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

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

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

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

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

n means:

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

5 Maximum water usage charge

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

- (3) only when the Sydney Desalination Plant is operating pursuant to the Sydney Desalination Plant Operation Requirement, the SDP uplift to water usage charge for Filtered Water in Table 3, corresponding to the applicable Period in that table, multiplied by each kL of Filtered Water supplied to that Property, Metered Multi Premises or Metered Standpipe (as the case may be) during the relevant Meter Reading Period.
- (b) The water usage charge for a Property serviced by one or more Individual Meters is to be levied on the owner of that Property.
- (c) The water usage charge for a Property serviced by one or more Common Meters (other than a Property that receives Joint Water Supply Services) is to be levied on:
 - (1) in the case of a Strata Title Building, the Owners Corporation of that Strata Title Building; or
 - (2) in the case of a Community Parcel, the owner of that Community Parcel; or
 - (3) in the case of a Company Title Building, the owner of that Company Title Building; or
 - (4) in the case of any other type of Multi Premises, the owner of that Multi Premises,and, in each case where the Common Meter that serves the first-mentioned Multi Premises also serves another Multi Premises, the water usage charge is also to be levied on each Property within that other Multi Premises in accordance with the above provisions.
- (d) The water usage charge for Properties that receive Joint Water Supply Services from the same connection point is to be levied on:
 - (1) where a Property is directly connected to the Water Supply System, the owner of that Property; or
 - (2) where a Multi Premises is directly connected to the Water Supply System:
 - (A) in the case of a Strata Title Building, the Owners Corporation of that Strata Title Building; or
 - (B) in the case of a Community Parcel, the owner of that Community Parcel; or
 - (C) in the case of a Company Title Building, the owner of that Company Title Building; or
 - (D) in the case of any other type of Multi Premises, the owner of that Multi Premises.

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

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

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

Where:

SC = the maximum water supply service charge.

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

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

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

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

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

8 Maximum prices for water supply services to Exempt Land

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

- (a) the water usage charge for Filtered Water in Table 3, corresponding to the applicable Period in that table, multiplied by each kL of Filtered Water supplied to that parcel of Exempt Land during the relevant Meter Reading Period;

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

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

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

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

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

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

$$\Delta SC_{SDP} = \frac{X_{2016-17} - W_{2016-17} - \$195,316,226 - (\$63.12 \times Y_{2016-17})}{2,025,634} \times 1.058 \times (1+\Delta CPI_1) \times \frac{Z}{400}$$

Where:

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

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

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

Z =

- (1) for all Metered Residential Properties, Unmetered Properties, Metered Properties within a Mixed Multi Premises and Metered Small Boarding Houses, 400; and

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

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

$$\Delta SC_{SDP} = \frac{\left(\frac{X_{2017-18} - W_{2017-18}}{1 + \Delta CPI_1} \right) - \$195,316,226 - (\$63.31 \times Y_{2017-18})}{2,050,906} \times 1.058 \times (1 + \Delta CPI_2) \times \frac{Z}{400}$$

Where:

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

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

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

Z =

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

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

$$\Delta SC_{SDP} = \frac{\left(\frac{X_{2018-19} - W_{2018-19}}{1 + \Delta CPI_2} \right) - \$195,316,226 - (\$63.18 \times Y_{2018-19})}{2,076,659} \times 1.058 \times (1 + \Delta CPI_3) \times \frac{Z}{400}$$

Where:

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

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

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

Z =

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

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

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

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

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

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

$$\Delta SC_{WNSW} = \frac{V_{2016-17}}{2,025,634} \times 1.058 \times (1 + \Delta CPI_1) \times \frac{Z}{400}$$

Where:

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

Z =

- (1) for all Metered Residential Properties, Unmetered Properties, Metered Properties within a Mixed Multi Premises and Metered Small Boarding Houses, 400; and
 - (2) for all Metered Non Residential Properties (other than Metered Non Residential Properties within a Mixed Multi Premises), Metered Large Boarding Houses and Metered Standpipes, the sum of the square of the size of each Meter (in millimetres) that services the Property or Metered Standpipe (as the case may be).
- (c) For the Period from 1 July 2018 to 30 June 2019:

$$\Delta SC_{WNSW} = \frac{V_{2017-18}}{2,050,906} \times 1.058 \times \left(\frac{1+\Delta CPI_2}{1+\Delta CPI_1} \right) \times \frac{Z}{400}$$

Where:

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

Z =

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

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

$$\Delta SC_{\text{WNSW}} = \frac{V_{2018-19}}{2,076,659} \times 1.058 \times \left(\frac{1+\Delta CPI_3}{1+\Delta CPI_2} \right) \times \frac{Z}{400}$$

Where:

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

Z =

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

Tables 1, 2, 3 and 4

Table 1 Meter connection charge

Size of Meter	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
20 mm	85.70	$85.70 \times (1 + \Delta CPI_1)$	$85.70 \times (1 + \Delta CPI_2)$	$85.70 \times (1 + \Delta CPI_3)$
25 mm	133.91	$133.91 \times (1 + \Delta CPI_1)$	$133.91 \times (1 + \Delta CPI_2)$	$133.91 \times (1 + \Delta CPI_3)$
32 mm	219.39	$219.39 \times (1 + \Delta CPI_1)$	$219.39 \times (1 + \Delta CPI_2)$	$219.39 \times (1 + \Delta CPI_3)$
40 mm	342.80	$342.80 \times (1 + \Delta CPI_1)$	$342.80 \times (1 + \Delta CPI_2)$	$342.80 \times (1 + \Delta CPI_3)$
50 mm	535.63	$535.63 \times (1 + \Delta CPI_1)$	$535.63 \times (1 + \Delta CPI_2)$	$535.63 \times (1 + \Delta CPI_3)$
80 mm	1,371.21	$1,371.21 \times (1 + \Delta CPI_1)$	$1,371.21 \times (1 + \Delta CPI_2)$	$1,371.21 \times (1 + \Delta CPI_3)$
100 mm	2,142.51	$2,142.51 \times (1 + \Delta CPI_1)$	$2,142.51 \times (1 + \Delta CPI_2)$	$2,142.51 \times (1 + \Delta CPI_3)$
150 mm	4,820.65	$4,820.65 \times (1 + \Delta CPI_1)$	$4,820.65 \times (1 + \Delta CPI_2)$	$4,820.65 \times (1 + \Delta CPI_3)$
200 mm	8,570.04	$8,570.04 \times (1 + \Delta CPI_1)$	$8,570.04 \times (1 + \Delta CPI_2)$	$8,570.04 \times (1 + \Delta CPI_3)$
For Meter sizes not specified above, the following formula applies	$\frac{(\text{Meter size})^2 \times 20 \text{ mm meter connection charge}}{400}$			

Table 2 Water supply service charge for Unmetered Properties

Charge	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Water supply service charge	447.50	$447.50 \times (1 + \Delta CPI_1)$	$447.50 \times (1 + \Delta CPI_2)$	$447.50 \times (1 + \Delta CPI_3)$

Table 3 Water usage charge for Filtered Water

Charge	Commencement Date to 30 June 2017 (\$ per kL)	1 July 2017 to 30 June 2018 (\$ per kL)	1 July 2018 to 30 June 2019 (\$ per kL)	1 July 2019 to 30 June 2020 (\$ per kL)
Filtered Water – Water usage charge	2.01	2.01 x (1 + ΔCPI_1)	2.01 x (1 + ΔCPI_2)	2.01 x (1 + ΔCPI_3)
Filtered Water – SDP uplift to water usage charge	0.12	0.12 x (1 + ΔCPI_1)	0.12 x (1 + ΔCPI_2)	0.12 x (1 + ΔCPI_3)

Table 4 Water usage charge for Unfiltered Water

Charge	Commencement Date to 30 June 2017 (\$ per kL)	1 July 2017 to 30 June 2018 (\$ per kL)	1 July 2018 to 30 June 2019 (\$ per kL)	1 July 2019 to 30 June 2020 (\$ per kL)
Unfiltered Water – Water usage charge	1.70	1.70 x (1 + ΔCPI_1)	1.70 x (1 + ΔCPI_2)	1.70 x (1 + ΔCPI_3)

Schedule 2 Sewerage services

1 Application of schedule

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

2 Treatment of specific categories of Properties

For the purpose of Sydney Water levying the sewerage service prices in schedule 2:

- (a) Each Property serviced by one or more Individual Meters within a Multi Premises is to be treated as a single Metered Property.
 - (b) Where two Residential Dual Occupancy Properties on the same premises are serviced by:
 - (1) more than one Common Meter, each of those Residential Dual Occupancy Properties is to be treated as a single Metered Residential Property; and
 - (2) a single Common Meter only, both of those Residential Dual Occupancy Properties together are to be treated as a single Metered Residential Property.
- [Note: Each Residential Dual Occupancy Property on the same premises that is serviced by one or more Individual Meters is to be treated as a single Metered Residential Property.]
- (c) Each Metered Non Residential Joint Sewerage Services Property that receives sewerage services from the same connection point to the Sewerage System is to be treated as a single Metered Non Residential Property with a Common Meter.
 - (d) Each Metered Residential Joint Sewerage Services Property is to be treated as a single Metered Residential Property.
 - (e) Each Metered Mixed Joint Sewerage Services Property is to be treated as a single Metered Residential Property.

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

3.1 Application of clause

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

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

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

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

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

Where:

SC = the maximum sewerage service charge.

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

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

4 Maximum prices for sewerage services to Metered Non Residential Properties (which are not within a Mixed Multi Premises) and Metered Large Boarding Houses

4.1 Application of clause

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

- (a) Metered Non Residential Properties that are not within a Mixed Multi Premises; and
- (b) Metered Large Boarding Houses.

4.2 Maximum prices for Metered Non Residential Properties (which are not within a Mixed Multi Premises) and Metered Large Boarding Houses

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

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

4.3 Maximum sewerage service charge for Metered Non Residential Properties (which are not within a Mixed Multi Premises) and Metered Large Boarding Houses

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

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

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

Where:

SC = the maximum sewerage service charge.

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

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

- (1) in the case of a Non Residential Property serviced by one or more Individual Meters, the Individual Meters servicing the Non Residential Property; and

(2) in all other cases, the Common Meters servicing the Non Residential Multi Premises in which the relevant Non Residential Property is located.]

DF = the Discharge Factor for that Property.

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

n means:

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

(b) the sewerage service charge calculated as follows:

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

Where:

SC = the maximum sewerage service charge.

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

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

n means:

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

5 Maximum sewerage usage charges

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

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

Where:

UC = the maximum sewerage usage charge.

W = the water used (in kL) by that Metered Non Residential Property that is not within a Metered Multi Premises or that Metered Large Boarding House (as applicable) for the applicable Meter Reading Period.

DF = the Discharge Factor for that Property.

DA = the Discharge Allowance for the Meter Reading Period.

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

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

- (b) The sewerage usage charge for a Non Residential Multi Premises serviced by one or more Common Meters (other than a Non Residential Multi Premises that receives Joint Sewerage Services) is to be levied on:

- (1) in the case of a Strata Title Building, the Owners Corporation of that Strata Title Building;
- (2) in the case of any other type of Multi Premises, the owner of that Multi Premises,

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

- (c) The sewerage usage charge for a Non Residential Multi Premises that receives Joint Sewerage Services is to be levied on:

- (1) where a Strata Title Building is directly connected to the Sewerage System, the Owners Corporation of that Strata Title Building; or
- (2) where any other type of Multi Premises is directly connected to the Sewerage System, the owner of that Multi Premises.

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

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

7 Maximum prices for sewerage services to Exempt Land

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

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

Where:

UC = the maximum sewerage usage charge.

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

DF = the Discharge Factor for that Exempt Land.

DA = the Discharge Allowance for the Meter Reading Period.

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

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

Tables 5, 6 and 7

Table 5 Sewerage usage charge

Charge	Commencement Date to 30 June 2017 (\$ per kL)	1 July 2017 to 30 June 2018 (\$ per kL)	1 July 2018 to 30 June 2019 (\$ per kL)	1 July 2019 to 30 June 2020 (\$ per kL)
Sewerage usage charge where volume of sewage discharged \leq Discharge Allowance	0.00	$0.00 \times (1 + \Delta CPI_1)$	$0.00 \times (1 + \Delta CPI_2)$	$0.00 \times (1 + \Delta CPI_3)$
Sewerage usage charge where volume of sewage discharged $>$ Discharge Allowance	1.12	$1.12 \times (1 + \Delta CPI_1)$	$1.12 \times (1 + \Delta CPI_2)$	$1.12 \times (1 + \Delta CPI_3)$

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

Table 6 Meter connection charge

Meter size	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
20 mm	719.03	719.03 x (1 + ΔCPI ₁)	719.03 x (1 + ΔCPI ₂)	719.03 x (1 + ΔCPI ₃)
25 mm	1,028.81	1,028.81 x (1 + ΔCPI ₁)	1,028.81 x (1 + ΔCPI ₂)	1,028.81 x (1 + ΔCPI ₃)
32 mm	1,578.16	1,578.16 x (1 + ΔCPI ₁)	1,578.16 x (1 + ΔCPI ₂)	1,578.16 x (1 + ΔCPI ₃)
40 mm	2,371.21	2,371.21 x (1 + ΔCPI ₁)	2,371.21 x (1 + ΔCPI ₂)	2,371.21 x (1 + ΔCPI ₃)
50 mm	3,610.35	3,610.35 x (1 + ΔCPI ₁)	3,610.35 x (1 + ΔCPI ₂)	3,610.35 x (1 + ΔCPI ₃)
80 mm	8,979.96	8,979.96 x (1 + ΔCPI ₁)	8,979.96 x (1 + ΔCPI ₂)	8,979.96 x (1 + ΔCPI ₃)
100 mm	13,936.52	13,936.52 x (1 + ΔCPI ₁)	13,936.52 x (1 + ΔCPI ₂)	13,936.52 x (1 + ΔCPI ₃)
150 mm	31,146.78	31,146.78 x (1 + ΔCPI ₁)	31,146.78 x (1 + ΔCPI ₂)	31,146.78 x (1 + ΔCPI ₃)
200 mm	55,241.16	55,241.16 x (1 + ΔCPI ₁)	55,241.16 x (1 + ΔCPI ₂)	55,241.16 x (1 + ΔCPI ₃)
For Meter sizes not specified above, the following formula applies	$\frac{(\text{Meter size})^2 \times 20 \text{ mm meter connection charge}}{400}$			

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

Table 7 Deemed sewerage usage charge

Charge	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Deemed sewerage usage charge	168.30	168.30 x (1 + ΔCPI ₁)	168.30 x (1 + ΔCPI ₂)	168.30 x (1 + ΔCPI ₃)

Schedule 3 Stormwater drainage services

1 Application of schedule

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

2 Treatment of specific categories of Properties

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

- (a) Unless assessed by Sydney Water as low impact, each of the following are to be treated as a “Residential Standalone Property” in Table 8:
 - (1) Residential Properties which are not located within a Multi Premises;
 - (2) Vacant Land; and
 - (3) Small Boarding Houses.
- (b) If Sydney Water assesses a Residential Property which is not located within a Multi Premises, Vacant Land or a Small Boarding House as low impact, it is to be treated as a “Residential Property – low impact” in Table 8.
- (c) Each Property within a Residential Multi Premises or a Mixed Multi Premises is to be treated as a “Residential Multi Premises” in Table 8.
- (d) Each Property within a Non Residential Multi Premises is to be treated as a “Non Residential Property within a Non Residential Multi Premises” in Table 8.
- (e) Unless assessed by Sydney Water as low impact, each of the following is to be treated as a “Non Residential Property” corresponding to its Land Size in Table 8:
 - (1) Non Residential Properties not within a Multi Premises; and
 - (2) Large Boarding Houses.

- (f) If Sydney Water assesses a Non Residential Property that is not within a Multi Premises or a Large Boarding House as low impact, it is to be treated as a “Non Residential Property – low impact” in Table 8.
- (g) Sydney Water may assess a Residential Property or a Non Residential Property as low impact having regard to relevant factors, including the size of the Property and its impermeable surface area.

3 Maximum prices for stormwater drainage services

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

Table 8

Table 8 Stormwater drainage service charges

Property category	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Residential Multi Premises	24.08	$24.08 \times (1 + \Delta CPI_1)$	$24.08 \times (1 + \Delta CPI_2)$	$24.08 \times (1 + \Delta CPI_3)$
Residential Property – low impact	24.08	$24.08 \times (1 + \Delta CPI_1)$	$24.08 \times (1 + \Delta CPI_2)$	$24.08 \times (1 + \Delta CPI_3)$
Residential Standalone Property	75.89	$75.89 \times (1 + \Delta CPI_1)$	$75.89 \times (1 + \Delta CPI_2)$	$75.89 \times (1 + \Delta CPI_3)$
Non Residential Property within a Non Residential Multi Premises	24.08	$24.08 \times (1 + \Delta CPI_1)$	$24.08 \times (1 + \Delta CPI_2)$	$24.08 \times (1 + \Delta CPI_3)$
Non Residential Property – small (0m ² -200m ²)	24.08	$24.08 \times (1 + \Delta CPI_1)$	$24.08 \times (1 + \Delta CPI_2)$	$24.08 \times (1 + \Delta CPI_3)$
Non Residential Property – medium (201m ² -1,000m ²)	75.89	$75.89 \times (1 + \Delta CPI_1)$	$75.89 \times (1 + \Delta CPI_2)$	$75.89 \times (1 + \Delta CPI_3)$
Non Residential Property – low impact	75.89	$75.89 \times (1 + \Delta CPI_1)$	$75.89 \times (1 + \Delta CPI_2)$	$75.89 \times (1 + \Delta CPI_3)$
Non Residential Property – large (1,001 m ² -10,000m ²)	438.72	$438.72 \times (1 + \Delta CPI_1)$	$438.72 \times (1 + \Delta CPI_2)$	$438.72 \times (1 + \Delta CPI_3)$
Non Residential Property – very large (10,001m ² -45,000m ²)	1,949.90	$1,949.90 \times (1 + \Delta CPI_1)$	$1,949.90 \times (1 + \Delta CPI_2)$	$1,949.90 \times (1 + \Delta CPI_3)$
Non Residential Property – largest category (45,001m ² or greater)	4,874.77	$4,874.77 \times (1 + \Delta CPI_1)$	$4,874.77 \times (1 + \Delta CPI_2)$	$4,874.77 \times (1 + \Delta CPI_3)$

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

Schedule 4 Rouse Hill Stormwater Drainage Services

1 Application of schedule

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

[Note: If the Rouse Hill Stormwater Catchment Area is declared as a Stormwater Drainage Area, the maximum prices in this schedule will, from that time, be stormwater drainage area charges for the purposes of section 65 of the Sydney Water Act. In those circumstances, schedule 4, not schedule 3, would continue to apply.]

2 Maximum prices for Rouse Hill Stormwater Drainage Services to Properties (excluding New Properties) within the Rouse Hill Stormwater Catchment Area

2.1 Application of clause

Clause 2 applies to each Property (excluding each New Property) within the Rouse Hill Stormwater Catchment Area.

2.2 Maximum prices for supplying stormwater drainage services to Properties (other than New Properties) within the Rouse Hill Stormwater Catchment Area

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

3 Maximum prices for Rouse Hill Stormwater Drainage Services to New Properties within the Rouse Hill Stormwater Catchment Area

3.1 Application of clause

Clause 3 applies to each New Property in the Rouse Hill Stormwater Catchment Area.

3.2 Maximum prices for supplying stormwater drainage services to New Properties in the Rouse Hill Stormwater Catchment Area

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

- (a) the Rouse Hill stormwater drainage charge in Table 9, corresponding to the applicable Period and relevant Land Size in that table; and
- (b) for a period of 5 years from the date the New Property is first connected to the Water Supply System, the Rouse Hill land drainage charge in Table 10 corresponding to the applicable Period in that table.

Tables 9 and 10

Table 9 Rouse Hill stormwater drainage charge

Charge	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Rouse Hill stormwater drainage charge for Residential Properties, Vacant Land and Non Residential Properties with Land Size \leq 1000 m ²	142.44	$142.44 \times (1 + \Delta CPI_1)$	$142.44 \times (1 + \Delta CPI_2)$	$142.44 \times (1 + \Delta CPI_3)$
Rouse Hill stormwater drainage charge for Non Residential Properties with Land Size > 1000 m ²	$142.44 \times$ (land area in m ² /1000)	$142.44 \times$ (land area in m ² /1000) \times $(1 + \Delta CPI_1)$	$142.44 \times$ (land area in m ² /1000) \times $(1 + \Delta CPI_2)$	$142.44 \times$ (land area in m ² /1000) \times $(1 + \Delta CPI_3)$

Table 10 Rouse Hill land drainage charge for New Properties

Charge	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Rouse Hill land drainage charge	441.55	$441.55 \times (1 + \Delta CPI_1)$	$441.55 \times (1 + \Delta CPI_2)$	$441.55 \times (1 + \Delta CPI_3)$

Schedule 5 Rouse Hill Recycled Water Supply Services

1 Application of schedule

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

2 Maximum prices for Rouse Hill Recycled Water Supply Services

The maximum price that Sydney Water may levy for a Meter Reading Period for supplying Rouse Hill Recycled Water Supply Services to each Property within the area supplied by the Rouse Hill Recycled Water Plant is the Rouse Hill recycled water usage charge in Table 11, corresponding to the applicable Period in that table, multiplied by each kL of Recycled Water supplied to that Property for the Meter Reading Period.

Table 11

Table 11 Rouse Hill recycled water usage charge

Charge	Commencement Date to 30 June 2017 (\$ per kL)	1 July 2017 to 30 June 2018 (\$ per kL)	1 July 2018 to 30 June 2019 (\$ per kL)	1 July 2019 to 30 June 2020 (\$ per kL)
Rouse Hill recycled water usage charge	1.81	$1.81 \times (1 + \Delta \text{CPI}_1)$	$1.81 \times (1 + \Delta \text{CPI}_2)$	$1.81 \times (1 + \Delta \text{CPI}_3)$

Schedule 6 Trade waste services

1 Application of schedule

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

2 Maximum prices for trade waste services to Industrial Customers

- (a) The maximum price that Sydney Water may levy for supplying Schedule 6 Services to each Industrial Customer, for each Period, is the sum of the following:
 - (1) subject to paragraph (b) below, the aggregate of the pollutant charges, determined by multiplying the mass of each pollutant which is discharged by the Industrial Customer during the Period in excess of the domestic equivalent for that pollutant (determined in accordance with the Trade Waste Policy) by the applicable pollutant charge in Table 12 for that Period (varied in accordance with clause 4 of schedule 6);
 - (2) if the Industrial Customer discharges trade waste into a corrosion impacted catchment (as determined by Sydney Water in accordance with its Trade Waste Policy), the aggregate of the corrosive substance charges, determined by multiplying the volume of each corrosive substance discharged by the Industrial Customer during the Period by the applicable corrosive substance charge in Table 13 for that Period;
 - (3) the industrial agreement charge in Table 14, corresponding to the applicable Period in that table, and the applicable risk index determined by Sydney Water; and
 - (4) the aggregate of the trade waste ancillary charges, determined by multiplying the units of each service provided to the Industrial Customer during the Period by the applicable charge in Table 18 for that Period.
- (b) For the purposes of clause 2(a)(1) of schedule 6, where an Industrial Customer discharges a pollutant listed in Table 12 during the Period which exceeds the acceptance standard in Table 12 for that pollutant (determined in accordance with the Trade Waste Policy), the corresponding charge in Table 12 for that pollutant (as varied in accordance with clause 4 of schedule 6), is to be doubled and applied to the entire mass of the pollutant that is discharged in excess of the domestic equivalent for that pollutant (rather than only to the amount that is in excess of the acceptance standard in Table 12).

3 Maximum prices for trade waste services to Commercial Customers

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

- (a) the aggregate of the substance charges, determined by multiplying the volume of trade waste substance discharged by the Commercial Customer during the Period by the applicable substance charge (based on the activity of the Commercial Customer) in Table 17 for that Period;
- (b) the aggregate of the commercial agreement charges, determined by multiplying the number of processes undertaken by the Commercial Customer during the Period by the relevant commercial agreement charge in Table 15 for that Period;
- (c) the aggregate of the wastesafe charges, determined by multiplying the units of each service provided to the Commercial Customer during the Period by the applicable wastesafe charge in Table 16 for that Period; and
- (d) the aggregate of trade waste ancillary charges, determined by multiplying the units of each service provided to the Commercial Customer during the Period by the applicable trade waste ancillary charge in Table 18 for that Period.

4 Variation of charges

Each charge in Table 12 is to be varied as follows:

- (a) in respect of the Period from 1 July 2017 to 30 June 2018, each charge in Table 12 is to be multiplied by $(1+\Delta\text{CPI}_1)$;
- (b) in respect of the Period from 1 July 2018 to 30 June 2019, each charge in Table 12 is to be multiplied by $(1+\Delta\text{CPI}_2)$; and
- (c) in respect of the Period from 1 July 2019 to 30 June 2020, each charge in Table 12 is to be multiplied by $(1+\Delta\text{CPI}_3)$.

Tables 12, 13, 14, 15, 16, 17 and 18

Table 12 Pollutant charges for Industrial Customers

Pollutant ^a	Units	Acceptance standard (mg/L) ^b	Domestic equivalent	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
BOD – primary WWTPs	Per kg of mass above domestic equivalent	See note 1	230	$0.287 + [0.124 \times (\text{BOD mg/L})/600]$	$0.292 + [0.126 \times (\text{BOD mg/L})/600]$	$0.298 + [0.128 \times (\text{BOD mg/L})/600]$	$0.303 + [0.131 \times (\text{BOD mg/L})/600]$
BOD – secondary and tertiary WWTPs	Per kg of mass above domestic equivalent	See note 1	230	$1.863 + [0.124 \times (\text{BOD mg/L})/600]$	$1.899 + [0.126 \times (\text{BOD mg/L})/600]$	$1.935 + [0.128 \times (\text{BOD mg/L})/600]$	$1.971 + [0.131 \times (\text{BOD mg/L})/600]$
Suspended solids – primary WWTPs	Per kg of mass above domestic equivalent	600	200	0.521	0.531	0.541	0.551
Suspended solids – secondary and tertiary WWTPs	Per kg of mass above domestic equivalent	600	200	1.508	1.537	1.566	1.595
Grease – primary WWTPs	Per kg of mass above domestic equivalent	110	50	0.470	0.479	0.488	0.497
Grease – secondary and tertiary WWTPs	Per kg of mass above domestic equivalent	200	50	1.440	1.468	1.496	1.524
Nitrogen ^c – secondary/ tertiary inland WWTP	Per kg of mass above domestic equivalent	150	50	1.709	1.741	1.774	1.808
Phosphorous ^c – secondary/ tertiary inland WWTP	Per kg of mass above domestic equivalent	50	10	6.127	6.243	6.361	6.482

^a The charges for all other pollutants (including ammonia, sulphate (SO₄), total dissolved solids and non-domestic pollutants) are nil.

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

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

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

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

Table 13 Corrosive substance charges for Industrial Customers – corrosion impacted catchment

Pollutant	Units	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
pH	Per ML of wastewater of pH <7.0 ^a	64.913	66.142 x (1 + ΔCPI ₁)	67.395 x (1 + ΔCPI ₂)	68.671 x (1 + ΔCPI ₃)
Temperature	Per ML of wastewater with temperature >25°C ^b	7.187	7.323 x (1 + ΔCPI ₁)	7.462 x (1 + ΔCPI ₂)	7.603 x (1 + ΔCPI ₃)

a The charge is applied for each pH1 by which the pH per ML of wastewater is less than pH7, eg if the pH per ML is pH5 then the charge will be multiplied by 2. Where the pH is a number that includes a decimal number then, for charging purposes, the pH will be rounded up where the decimal number is 0.5 or more and rounded down where the decimal number is less than 0.5, eg, a pH6.5 will be rounded up to pH7 and a pH6.3 will be rounded down to pH6.

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

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

Table 14 Trade waste industrial agreement charges for Industrial Customers by risk index

Risk level	Units	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
1	Per quarter	2,038.74	$2,077.35 \times (1 + \Delta CPI_1)$	$2,116.69 \times (1 + \Delta CPI_2)$	$2,156.78 \times (1 + \Delta CPI_3)$
2	Per quarter	2,038.74	$2,077.35 \times (1 + \Delta CPI_1)$	$2,116.69 \times (1 + \Delta CPI_2)$	$2,156.78 \times (1 + \Delta CPI_3)$
3	Per quarter	2,038.74	$2,077.35 \times (1 + \Delta CPI_1)$	$2,116.69 \times (1 + \Delta CPI_2)$	$2,156.78 \times (1 + \Delta CPI_3)$
4	Per quarter	941.04	$958.86 \times (1 + \Delta CPI_1)$	$977.02 \times (1 + \Delta CPI_2)$	$995.53 \times (1 + \Delta CPI_3)$
5	Per quarter	627.73	$639.62 \times (1 + \Delta CPI_1)$	$651.73 \times (1 + \Delta CPI_2)$	$664.07 \times (1 + \Delta CPI_3)$
6	Per quarter	313.86	$319.81 \times (1 + \Delta CPI_1)$	$325.86 \times (1 + \Delta CPI_2)$	$332.04 \times (1 + \Delta CPI_3)$
7	Per quarter	156.93	$159.90 \times (1 + \Delta CPI_1)$	$162.93 \times (1 + \Delta CPI_2)$	$166.02 \times (1 + \Delta CPI_3)$

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

Table 15 Commercial agreement charges for Commercial Customers

Charge	Units	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Commercial agreement charges for Commercial Customers – first process	First process	36.82	$37.52 \times (1 + \Delta CPI_1)$	$38.23 \times (1 + \Delta CPI_2)$	$38.96 \times (1 + \Delta CPI_3)$
Commercial agreement charges for Commercial Customers – each additional process	Per each additional process	12.64	$12.88 \times (1 + \Delta CPI_1)$	$13.12 \times (1 + \Delta CPI_2)$	$13.37 \times (1 + \Delta CPI_3)$

Table 16 Wastesafe charges for Commercial Customers

Service	Units	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Fixed \$/ liquid waste trap charge	Per liquid waste trap	26.19	$26.69 \times (1 + \Delta CPI_1)$	$27.19 \times (1 + \Delta CPI_2)$	$27.71 \times (1 + \Delta CPI_3)$
Missed service (pump-out) inspection charge for liquid waste traps – 2kL or less	Per event	288.68	$294.15 \times (1 + \Delta CPI_1)$	$299.72 \times (1 + \Delta CPI_2)$	$305.40 \times (1 + \Delta CPI_3)$
Missed service (pump-out) inspection charge for liquid waste traps – more than 2kL	Per event	577.37	$588.31 \times (1 + \Delta CPI_1)$	$599.45 \times (1 + \Delta CPI_2)$	$610.80 \times (1 + \Delta CPI_3)$

Table 17 Substance charges for Commercial Customers

Activity	Units ^a	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Low strength BOD food	Per kL	2.212	$2.254 \times (1 + \Delta CPI_1)$	$2.296 \times (1 + \Delta CPI_2)$	$2.340 \times (1 + \Delta CPI_3)$
Higher strength BOD food	Per kL	3.634	$3.703 \times (1 + \Delta CPI_1)$	$3.773 \times (1 + \Delta CPI_2)$	$3.845 \times (1 + \Delta CPI_3)$
Automotive	Per kL	0.721	$0.735 \times (1 + \Delta CPI_1)$	$0.749 \times (1 + \Delta CPI_2)$	$0.763 \times (1 + \Delta CPI_3)$
Laundry	Per kL	0.451	$0.460 \times (1 + \Delta CPI_1)$	$0.468 \times (1 + \Delta CPI_2)$	$0.477 \times (1 + \Delta CPI_3)$
Lithographic	Per kL	0.347	$0.354 \times (1 + \Delta CPI_1)$	$0.360 \times (1 + \Delta CPI_2)$	$0.367 \times (1 + \Delta CPI_3)$
Photographic	Per kL	Nil	Nil	Nil	Nil
Equipment hire wash	Per kL	3.296	$3.358 \times (1 + \Delta CPI_1)$	$3.422 \times (1 + \Delta CPI_2)$	$3.486 \times (1 + \Delta CPI_3)$
Ship to shore	Per kL	Nil	Nil	Nil	Nil
Miscellaneous	Per kL	Nil	Nil	Nil	Nil
Other	Per kL	Nil	Nil	Nil	Nil
Charge for low and high strength BOD food if pre- treatment is not maintained in accordance with requirements ^b	Per kL	11.349	$11.564 \times (1 + \Delta CPI_1)$	$11.783 \times (1 + \Delta CPI_2)$	$12.006 \times (1 + \Delta CPI_3)$

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

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

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

Table 18 Trade waste ancillary charges

Charge	Units	Commencement Date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
Additional inspection charge	Per inspection	196.31	200.02 x (1 + ΔCPI_1)	203.81 x (1 + ΔCPI_2)	207.67 x (1 + ΔCPI_3)
Trade waste application fee for Industrial Customers – standard	Per application	473.87	482.84 x (1 + ΔCPI_1)	491.99 x (1 + ΔCPI_2)	501.30 x (1 + ΔCPI_3)
Trade waste application fee for Industrial Customers – non-standard	Per hour	145.16	147.91 x (1 + ΔCPI_1)	150.71 x (1 + ΔCPI_2)	153.57 x (1 + ΔCPI_3)
Trade waste application fee for Industrial Customers – variation	Per application	569.73	580.52 x (1 + ΔCPI_1)	591.52 x (1 + ΔCPI_2)	602.72 x (1 + ΔCPI_3)
Sale of trade waste data fee	Per hour	141.46	144.14 x (1 + ΔCPI_1)	146.87 x (1 + ΔCPI_2)	149.65 x (1 + ΔCPI_3)

Schedule 7 Ancillary and miscellaneous customer services

1 Application of schedule

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

2 Maximum prices for ancillary and miscellaneous customer services

The maximum price that Sydney Water may levy for each ancillary and miscellaneous customer service in Table 19 is:

- (a) in respect of the Period from the Commencement Date to 30 June 2017, each charge in Table 19;
- (b) in respect of the Period from 1 July 2017 to 30 June 2018, each charge in Table 19 multiplied by $(1 + \Delta \text{CPI}_1)$;
- (c) in respect of the Period from 1 July 2018 to 30 June 2019, each charge in Table 19 multiplied by $(1 + \Delta \text{CPI}_2)$; and
- (d) in respect of the Period from 1 July 2019 to 30 June 2020, each charge in Table 19 multiplied by $(1 + \Delta \text{CPI}_3)$.

[Note: A reference in Table 19 to "N/A" means that Sydney Water either does not provide the relevant service or the service has been combined with other services and recovered by one charge.]

Table 19

Table 19 Charges for ancillary and miscellaneous customer services

No	Ancillary and miscellaneous customer services	Commencement date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
1	Conveyancing Certificate – Electronic	6.37	6.49	6.61	6.74
2	Property Sewerage Diagram – diagram showing the location of the private house service line				
(a)	Over the Counter	N/A	N/A	N/A	N/A
(b)	Electronic	10.50	10.70	10.90	11.10
(c)	Online	26.53	27.04	27.55	28.07
3	Service Location Diagram – diagram showing the location of Sydney Water's pipe and structures and property wastewater connection point				
(a)	Over the Counter	N/A	N/A	N/A	N/A
(b)	Electronic	6.37	6.49	6.61	6.74
(c)	Online	17.95	18.29	18.64	18.99
4	Special Meter Reading Statement	27.14	27.65	28.17	28.71
5	Billing Record Search Statement – up to and including five years	27.14	27.65	28.17	28.71
6	Building Over/Adjacent to Asset advice – a letter from Sydney Water regarding a building's compliance with Sydney Water's standards and regulations for building over or adjacent to its pipes or structures	45.61	46.47	47.35	48.25
7	Water reconnection – reconnection of water service at meter, following payment of overdue accounts	27.14	27.65	28.17	28.71

No	Ancillary and miscellaneous customer services	Commencement date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
8	Workshop Test of Water Meter				
(a)	20, 25 & 32 mm meters	230.21	234.57	239.01	243.54
(b)	40 and 50 mm light meters	319.73	325.78	331.95	338.24
(c)	50, 80, 100 & 150 mm meters	523.20	533.11	543.21	553.50
(d)	200, 250 & 300 mm meters	1162.66	1184.68	1207.12	1229.98
9	Water Service Disconnection – application for the disconnection of an existing water service. This covers administration only. A separate charge will be payable to Sydney Water if it also performs the physical disconnection.	Nil	Nil	Nil	Nil
10	Water Service Connection Installation Application – application for an accredited supplier to install a new connection point into Sydney Water's water main. This covers administration only. A separate charge will be payable to Sydney Water if it also perform the physical connection.	Nil	Nil	Nil	Nil
11	Water Service Connection Approval Application (32 – 65 mm) – application for Sydney Water to approve a water service connection that requires detailed hydraulic assessment. This covers administration and system capacity analysis as required.	229.61	233.95	238.39	242.90
12	Water Service Connection Approval Application (80mm or greater) – application for Sydney Water to approve a water service connection that requires detailed hydraulic assessment. This covers administration, system capacity analysis as required, and time taken to determine cost of physical installation.	229.61	233.95	238.39	242.90
13	Application to Assess a Water Main Adjustment	N/A	N/A	N/A	N/A
14	Standpipe Hire – Security Bond	N/A	N/A	N/A	N/A
15	Standpipe Hire – Annual Fee	N/A	N/A	N/A	N/A
16	Standpipe Water Usage Fee	N/A	N/A	N/A	N/A
17	Backflow Prevention Device Application and Registration Fee	N/A	N/A	N/A	N/A

Table 19

No	Ancillary and miscellaneous customer services	Commencement date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
18	Backflow Prevention Device Annual Administration Fee	N/A	N/A	N/A	N/A
19	Major Works Inspection Fee	N/A	N/A	N/A	N/A
20	Statement of Available Pressure and Flow	129.61	132.07	134.57	137.12
21	Request for Asset Construction Details – detailed plans of Sydney Water's assets showing water, wastewater and drainage. Plans are also known as work orders, long sections or benchmarks.	45.00	45.85	46.72	47.61
22	Supply System Diagram – a large plan that shows Sydney Water's wastewater, water and stormwater assets. The information can be provided in hard copy or electronic format.	129.61	132.07	134.57	137.12
23	Building Plan Approval Application – application for approval of building plans, to determine if proposed building works will affect Sydney Water's pipes or structures.	17.97	18.31	18.66	19.01
24	Asset Adjustment Application – application for Sydney Water to investigate the feasibility of relocating a water, wastewater or stormwater asset.	253.15	257.94	262.83	267.80
25	Water Main Fitting Adjustment Application – Application for Sydney Water to investigate the feasibility of lowering or raising a water main fitting. This covers administration only. A separate charge will be payable to Sydney Water if it also performs the physical connection.	Nil	Nil	Nil	Nil
26	Water Pump Application – application for Sydney Water to assess the impact on its water assets, in regards to the installation of a pump on a private water service.	129.61	132.07	134.57	137.12
27	Extended Private Service Application – application for Sydney Water to approve a water service connection, for a property where a normal point of connection is not available.	Nil	Nil	Nil	Nil

No	Ancillary and miscellaneous customer services	Commencement date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
28	Wastewater Connection Installation Application – application for an accredited supplier to insert a new point of connection into a Sydney Water wastewater pipe. This covers administration only. A separate charge will be payable to Sydney Water if it also performs the physical connection.	Nil	Nil	Nil	Nil
29	Wastewater Ventshaft Relocation Application – application for Sydney Water to investigate the feasibility of relocating or adjusting a wastewater ventshaft. This covers administration only and does not include design review or assessment.	Nil	Nil	Nil	Nil
30	Disuse of Wastewater pipe or structure – application for Sydney Water to investigate the feasibility of ceasing to use an existing wastewater pipe or structure. This covers administration only and does not include design review or assessment.	Nil	Nil	Nil	Nil
31	Stormwater Connection Approval Application – application for Sydney Water to determine the conditions of connecting to a Sydney Water stormwater pipe or channel > 300 mm.	Nil	Nil	Nil	Nil
32	Application for inspection of Stormwater Connection – application for an inspection of the connection to Sydney Water's stormwater pipe or channel > 300 mm	Nil	Nil	Nil	Nil
33	Development Requirements Application – application to determine the servicing requirements for a proposed development or subdivision (including development charges if applicable). Sydney Water will only issue a compliance certificate (Section 73 Certificate) if the development consent is submitted with the application, otherwise it will issue a letter of general requirements only. Sydney Water will determine its full requirements when an application is received with the development consent from the relevant planning authority.				

No	Ancillary and miscellaneous customer services	Commencement date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
(a)	Development requirements – complying development	174.38	177.68	181.04	184.47
(b)	Development requirements – other	461.13	469.87	478.77	487.83
34	Road Closure Application – application for a permanent road closure	Nil	Nil	Nil	Nil
35	Water and Sewer Extension Application – request for approval to expand reticulation systems, to provide a new point of connection.	461.13	469.87	478.77	487.83
36	Monthly Meter Reading Request by Customer – this monthly charge will cover the additional costs that Sydney Water will incur to process customer requests to have the water meter read and billed monthly	10.50	10.70	10.90	11.10
37	Replacement of Meter Damaged by Customer/Customer's Agent - this charge allows Sydney Water to recoup the cost of replacing meters that have been damaged other than by normal wear and tear. Sydney Water will continue to pay for the replacement of meters that are faulty or due to be replaced as part of the regular maintenance program.				
(a)	20 mm	130.21	132.67	135.18	137.74
(b)	25, 30 & 40 mm	278.13	283.40	288.77	294.24
38	Integrated Service Connection Application – this is a service that consolidates a number of existing services into a single application form. The charge will apply only to complex connections where detailed hydraulic assessment is required. Standard connections will not incur any application charges.	230.21	234.57	239.01	243.54
39	Sydney Water Hourly Rate – this hourly rate will apply across all divisions of Sydney Water, to allow. Sydney Water to recover the full cost of providing services for customers, where a designated charge otherwise does not apply.	131.38	133.87	136.40	138.99

No	Ancillary and miscellaneous customer services	Commencement date to 30 June 2017 (\$)	1 July 2017 to 30 June 2018 (\$)	1 July 2018 to 30 June 2019 (\$)	1 July 2019 to 30 June 2020 (\$)
40	Remote read meter (one-off fee) – This charge recovers the cost of fitting and servicing an automatic Meter reading device. Consistent with the Customer Contract, Sydney Water may only levy this charge where the customer's existing Meter has been inaccessible on two or more occasions after 1 July 2016 and the customer has granted permission for installation of the device. The fees for installing Meters of the following sizes are set out below:				
	(a) 20 mm	191.45	195.08	198.77	202.54
	(b) 25 mm	201.72	205.54	209.43	213.40
	(c) 32 mm, 40 mm, 50 mm light	221.40	225.59	229.86	234.21
	(d) 50 mm heavy, 80 mm, 100 mm	388.38	395.74	403.23	410.87
41	Inaccessible meter fee (quarterly charge) – this charge recovers the costs of attempted Meter readings and managing estimated accounts where a customer's Meter is inaccessible. Sydney Water may only levy this charge where: ▼ a customer's Meter is inaccessible after 1 July 2016; ▼ Sydney Water had provided that customer with four or more consecutive estimated bills; and ▼ the customer has not responded to other contact from Sydney Water, including requests that the customer: ▼ relocate the Meter at its cost ▼ install a remote Meter reading device, and ▼ read the Meter and provide Sydney with the reading (ie, self-reading).	8.73	8.90	9.06	9.24

"N/A" means that Sydney Water either does not provide the relevant service or the service has been combined with other services and recovered by one charge.

Schedule 8 Minor Service Extensions

1 Application of schedule

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

- (a) Wholesale Water Supply Service;
 - (b) Wholesale Sewerage Service; or
 - (c) Recycled Water Supply Service,
- (Schedule 8 Services).

2 Prices for minor service extensions

- (a) The maximum price that Sydney Water may levy for supplying Schedule 8 Services to a Property is the price calculated under clause 3 of schedule 8.
- (b) The price calculated under clause 3 of schedule 8 may only be levied by Sydney Water on a Property after the Application Date corresponding to that Property.

3 Methodology for calculating the maximum price

- (a) The maximum price for the Schedule 8 Services, when the Connection Date is the same as the Availability Date, is the price determined by the following formula:

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

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

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

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

$$P_t = P_0 \times [\theta \text{CPI}_A \times \dots \times \theta \text{CPI}_B]$$

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

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

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

P_t is the price per *equivalent tenement* that Sydney Water may levy under clause 2(b) of schedule 8 when clauses 3(a) and 3(b) of schedule 8 do not apply.

PV means:

- (1) when applied to K or $(R-C)$, the present value of K or $(R-C)$ (as the case may be), applying a discount rate of 5.8 per cent;
- (2) when applied to S , the present value of S (over the same period as that used to calculate R), applying a discount rate of 5.8 per cent.

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

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

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

S is so much of *equivalent tenement* that Sydney Water estimates is attributable to connections in each of the *years* following a Minor Service Extension.

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

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

θCPI_A is:

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

θCPI_B is:

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

"..." denotes:

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

4 Worked example

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

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

Where:

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

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

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

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

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

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

Sydney Water estimates that the total *equivalent tenements* for the minor service extension is 20. S is so much of the 20 *equivalent tenements* that Sydney Water estimates is attributable to connections in each of the following *years*.

If 10 *equivalent tenements* were expected to connect to the system in the first *year* it became available, 4 in the next and the remaining 6 in the third, then applying a discount rate of 5.8%:

$$\text{PV(S)} = 10 + \frac{4}{1.058} + \frac{6}{1.058^2} \approx 19.14$$

Schedule 9 Definitions and interpretation

1 Definitions

In this determination:

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

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

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

Backpackers Hostel means a premises that:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (a) from the Commencement Date to 30 June 2017, 0.685 kL per day;
- (b) from 1 July 2017 to 30 June 2018, 0.548 kL per day;
- (c) from 1 July 2018 to 30 June 2019, 0.411 kL per day;
- (d) from 1 July 2019 to 30 June 2020, 0.410 kL per day,

multiplied by the number of days in that Meter Reading Period (where a Meter Reading Period traverses more than one of these periods, the Discharge Allowance is calculated by multiplying the allowance for each such period by the number of days in the Meter Reading Period that fall within such period, and aggregating those amounts).

In the case of:

- (a) a Multi Premises, the Discharge Allowance applies once to the entire Multi Premises and is not to be multiplied by the number of Properties; and
- (b) Non Residential Joint Sewerage Services Properties that receive the same Joint Sewerage Services, the Discharge Allowance applies once to all those Non Residential Joint Sewerage Services Properties and is not to be multiplied by the number of Properties.

Discharge Factor means:

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

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

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

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

Hotel or Motel means a building or place that:

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

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

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

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

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

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

Joint Sewerage Services means sewerage services supplied by Sydney Water to two or more separately titled Properties, where:

- (a) only one of those Properties is directly connected to the Sewerage System; and
- (b) the other Properties receive the services through private water industry infrastructure connected to the Property referred to in (a).

Joint Water Supply Services means water supply services supplied by Sydney Water to two or more separately titled Properties, where:

- (a) only one of those Properties is directly connected to the Water Supply System; and
- (b) the other Properties receive the services through private water industry infrastructure connected to the Property referred to in (a).

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

kL means kilolitre or one thousand litres.

L means litre.

Land Size means the total size of the land (in m²) on which a Property is located.

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

Large Non Residential Property means a Non Residential Property that is serviced by one or more Individual Meters, where that Non Residential Property:

- (a) does not receive Joint Water Supply Services and/or Joint Sewerage Services; and
- (b) has annual metered water consumption which is greater than 7.3 ML.

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

Meter means an apparatus for the measurement of water usage.

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

Metered Mixed Joint Sewerage Services Property means a Mixed Joint Sewerage Services Property that is serviced by one or more Meters.

Metered Mixed Joint Water Supply Services Property means a Mixed Joint Water Supply Services Property that is serviced by one or more Meters.

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

Metered Non Residential Joint Sewerage Services Property means a Non Residential Joint Sewerage Services Property that is serviced by one or more Meters.

Metered Non Residential Joint Water Supply Services Property means a Non Residential Joint Water Supply Services Property that is serviced by one or more Meters.

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

Metered Residential Joint Sewerage Services Property means a Residential Joint Sewerage Services Property that is serviced by one or more Meters.

Metered Residential Joint Water Supply Services Property means a Residential Joint Water Supply Services Property that is serviced by one or more Meters.

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

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

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

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

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

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

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

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

Mixed Joint Sewerage Services Property means a Property that receives Joint Sewerage Services, which services are also received by:

- (a) if the Property is a Residential Property, one or more Non Residential Properties; and
- (b) if the Property is a Non Residential Property, one or more Residential Properties.

Mixed Joint Water Supply Services Property means a Property that receives Joint Water Supply Services, which services are also received by:

- (a) if the Property is a Residential Property, one or more Non Residential Properties; and
- (b) if the Property is a Non Residential Property, one or more Residential Properties.

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

ML means megalitre or one million litres.

Monopoly Services means the Monopoly Services defined in clause 1(c) of the Preliminary section of this determination.

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

Network Operator's Licence has the meaning given in the WIC Act.

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

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

as the case may be.

Non Residential Joint Sewerage Services Property means a Non Residential Property that receives Joint Sewerage Services, which services are also received by other Non Residential Properties only.

Non Residential Joint Water Supply Services Property means a Non Residential Property that receives Joint Water Supply Services, which services are also received by other Non Residential Properties only.

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

Non Residential Property means a Property that is not:

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

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

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

Period means:

- (a) the Commencement Date to 30 June 2017 (being a period of 365 days);
- (b) 1 July 2017 to 30 June 2018 (being a period of 365 days);
- (c) 1 July 2018 to 30 June 2019 (being a period of 365 days); or
- (d) 1 July 2019 to 30 June 2020 (being a period of 366 days),
(as the case may be).

Property means:

- (a) a Strata Title Lot (other than utility lots within the meaning of section 39 of the *Strata Schemes (Freehold Development) Act 1973* (NSW));
- (b) a Company Title Dwelling;
- (c) a Community Development Lot;
- (d) a building or part of a building used, or available to be used, as a separate place of domicile or separate place of business, other than a building to which paragraphs (a) to (c) apply;
- (e) land (including Vacant Land and excluding Exempt Land);
- (f) a Hotel or Motel;
- (g) a Backpackers Hostel; or

(h) a Boarding House.

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

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

Recycled Water Supply Services means the supply by Sydney Water of Recycled Water to Properties within Sydney Water's area of operations.

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

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

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

Residential Joint Sewerage Services Property means a Residential Property that receives Joint Sewerage Services, which services are also received by other Residential Properties only.

Residential Joint Water Supply Services Property means a Residential Property that receives Joint Water Supply Services, which services are also received by other Residential Properties only.

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

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

- (a) in the case of that Property being Rateable Land, that Property is categorised as residential under section 516 of the Local Government Act; or

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

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

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

Rouse Hill Recycled Water Supply Services means Recycled Water Supply Services supplied by Sydney Water in the area supplied by the Rouse Hill Recycled Water Plant.

Rouse Hill Stormwater Catchment Area means the area in the map in Appendix A that is bounded by the dark blue line, excluding the Kellyville Village Area until such time as the Kellyville Village Area is redeveloped to form part of the Rouse Hill Stormwater Catchment Area.

Rouse Hill Stormwater Drainage Services means the stormwater drainage services supplied by Sydney Water to Properties within the Rouse Hill Stormwater Catchment Area.

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

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

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

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

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

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

SDP Determination means:

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

Sewerage System means the sewerage system of Sydney Water.

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

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

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

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

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

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

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

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

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

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

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

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

- (a) Sydney Water's *Connecting to Sydney Water systems policy*;
- (b) Sydney Water's *Responsibilities of connected customers policy*; and
- (c) Sydney Water's *Industrial customers acceptance standards*.

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

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

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

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

WaterNSW Determination means:

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

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

Wholesale Sewerage Service means any sewerage service supplied by Sydney Water to any Wholesale Sewerage Services Customer in that Wholesale Sewerage Services Customer's capacity as an on-supplier of that sewerage service.

Wholesale Sewerage Services Customer means each of the following:

- (a) a public water utility;
- (b) a licensed retail supplier under the WIC Act;
- (c) a sewerage services supplier that is exempt from the requirement to obtain a retail supplier's licence under the WIC Act; and
- (d) a local council.

Wholesale Water Supply Service means any water supply service supplied by Sydney Water to any Wholesale Water Supply Services Customer in that Wholesale Water Supply Services Customer's capacity as an on-supplier of that water supply service.

Wholesale Water Supply Services Customer means each of the following:

- (a) a public water utility;
- (b) a licensed retail supplier under the WIC Act;
- (c) a water supply services supplier that is exempt from the requirement to obtain a retail supplier's licence under the WIC Act; and
- (d) a local council.

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

1.2 Consumer Price Index

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

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

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

each as calculated and notified by IPART, where:

- (1) CPI means:
 - (A) the consumer price index, All Groups index number for the weighted average of eight capital cities as published by the Australian Bureau of Statistics; or
 - (B) if the Australian Bureau of Statistics does not or ceases to publish the index, then CPI will mean an index determined by IPART.
- (b) The subtext (for example _{March2018}) when used in relation to the CPI in paragraph (a) above refers to the CPI for the quarter and year indicated (in the example, the March quarter for 2018).

2 Interpretation

2.1 General provisions

In this determination:

- (a) headings are for convenience only and do not affect the interpretation of this determination;
- (b) a reference to a schedule, annexure, clause or table is a reference to a schedule, annexure, clause or table to this determination unless otherwise indicated;

- (c) a construction that would promote the purpose or object expressly or impliedly underlying the IPART Act is to be preferred to a construction that would not promote that purpose or object;
- (d) words importing the singular include the plural and vice versa;
- (e) a reference to a law or statute includes regulations, rules, codes and other instruments under it and consolidations, amendments, re-enactments or replacements of them;
- (f) where a word is defined, other grammatical forms of that word have a corresponding meaning;
- (g) a reference to a day is to a calendar day;
- (h) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including, but not limited to, persons taking by novation), replacements and assigns;
- (i) a reference to an officer includes a reference to the officer which replaces it or which substantially succeeds to its powers or functions;
- (j) a reference to a body, whether statutory or not:
 - (1) which ceases to exist; or
 - (2) whose powers or functions are transferred to another body,is a reference to the body which replaces it or which substantially succeeds to its powers or functions.

2.2 Explanatory notes, simplified outline, examples and clarification notice

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

2.3 Prices exclusive of GST

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

2.4 Rounding rule

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

2.5 Billing

- (a) For the avoidance of doubt nothing in this determination affects when Sydney Water may issue a bill to a customer for prices or charges under this determination.
- (b) Sydney Water must levy any charge applying in this determination on a pro-rata basis, where:
 - (1) a Meter Reading Period traverses more than one Period; or
 - (2) a billing period covers part of a Period.

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

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

2.6 Apparatus for checking quantity of water used

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

Schedule 10 Statement of reasons why IPART has chosen to set a methodology for fixing a maximum price

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

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

- (a) water supply services in schedule 1; and
- (b) Minor Service Extensions in schedule 8.

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

Sydney Desalination Plant

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

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

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

Shoalhaven Transfer

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

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

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

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

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

The methodology set out in schedule 8 has been adopted to fix maximum prices for Minor Service Extensions. This methodology:

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

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



Appendix

A Rouse Hill Stormwater Catchment Area

Rouse Hill Stormwater Catchment Area

- Rouse Hill Stormwater Catchment Area
- Existing Kellyville Village



