



Independent Pricing and Regulatory Tribunal  
New South Wales

## Sydney Water Corporation

**Maximum prices for water, sewerage,  
stormwater drainage and other services from 1 July 2020**

**Final Determination**

**June 2020**

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## Preliminary

### 1 Application of this determination

#### 1.1 This determination applies to Monopoly Services

This determination fixes maximum prices or sets methodologies for fixing maximum prices for the following services provided by Sydney Water:

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

#### 1.2 Some services are excluded from the scope of this determination

This determination does not apply to:

- (a) Water Supply Services and Sewerage Services provided pursuant to a Negotiated Services Agreement;
- (b) any services to which the 2017 Wholesale Services Determination applies;
- (c) the supply of Recycled Water by Sydney Water;
- (d) an Infrastructure Service provided to an access seeker pursuant to an access agreement under section 39 of the WIC Act or to an access determination under section 40 of the WIC Act;
- (e) construction services provided by Sydney Water Developer Direct; and
- (f) any Miscellaneous Customer Services not listed in Table 6.1.

### 2 Commencement and term of this determination

- (a) This determination commences on the later of:
  - (1) 1 July 2020; and
  - (2) the date that it is published in the NSW Government Gazette (**Commencement Date**).
- (b) Maximum prices will continue to be calculated in accordance with this determination beyond 30 June 2024 until this determination is revoked or replaced. For the purpose of calculating maximum prices beyond 30 June 2024,

the relevant figures, as necessary, are the following for the Period from 1 July 2023 to 30 June 2024:

- (1) each figure in each table of this determination other than Table 1.2 and Table 1.3;
- (2) the  $CPI_{t-2}^*$ ,  $B_{t-1}$ ,  $W_{t-1}$ ,  $A_{t-1}$ ,  $WACC$ ,  $CPI_{t-1}$ , and  $M_t$  variables in Table 1.2; and
- (3) the  $CPI_{t-2}^*$ ,  $WACC$ ,  $CPI_{t-1}$ , and  $M_t$  variables in Table 1.3.

### 3 Replacement of 2016 Determination

- (a) This determination replaces the 2016 Determination.
- (b) For the avoidance of doubt, this determination does not replace the 2017 Wholesale Services Determination.

### 4 Pricing schedules

The schedules listed in Table P.1 below set out the maximum prices for supplying the Monopoly Services.

**Table P.1 Pricing schedules**

Schedule	Monopoly Services to which the schedule applies
Schedule 1	Water Supply Services
Schedule 2	Sewerage Services
Schedule 3	Stormwater Drainage Services
Schedule 4	Rouse Hill and Kellyville Village Stormwater Drainage Services
Schedule 5	Trade Waste Services
Schedule 6	Miscellaneous Customer Services

### 5 Legislative background

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

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

#### 5.2 The Monopoly Services are government monopoly services

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



### **5.3 Sydney Water is included in Schedule 1 to the IPART Act**

Sydney Water is a government agency for which IPART has a standing reference to set maximum prices for government monopoly services because it is included in Schedule 1 to the IPART Act.

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

This determination fixes the maximum price for some services and sets a methodology for fixing the maximum price for other services. IPART's reasons for setting a methodology for fixing some maximum prices are set out in Schedule 7.

## Schedule 1 Water Supply Services

### 1 Maximum prices for Water Supply Services

- (a) The maximum price that Sydney Water may levy for supplying Water Supply Services to a Property (other than an Unconnected Property or Exempt Land) in a Period is the amount calculated as follows:

$$MP_{WSS} = SC_{WSS} + UC_{WSS}$$

Where:

$MP_{WSS}$  means the maximum price that Sydney Water may levy for supplying Water Supply Services to a Property in a Period;

$SC_{WSS}$  means the water supply service charge applicable to the Property in the Period, calculated in accordance with clause 2; and

$UC_{WSS}$  means the water usage charge applicable to the Property in the Period, calculated in accordance with clause 7.

- (b) The maximum price that Sydney Water may levy for supplying Water Supply Services to an Unconnected Property is \$0.
- (c) The maximum price that Sydney Water may levy for supplying Water Supply Services to Exempt Land in a Period is the water usage charge applicable to the Property in the Period, calculated in accordance with clause 7.
- (d) The maximum price that Sydney Water may levy for supplying Water Supply Services to a Metered Standpipe in a Period is the amount calculated under clause 1(a) as though that Metered Standpipe were a Non-Residential Property served by a single Individual Meter the same size (in millimetres) as the Metered Standpipe.

### 2 Water supply service charge

#### 2.1 Standard water supply service charge

- (a) Subject to clauses 2.2, 2.3 and 2.4, the water supply service charge applicable to a Property in a Period is the sum of the water supply service charges for each Meter that serves the Property in the Period.

[Note: Clause 2.2(a) deems certain properties to have a single 20mm Meter and clause 2.3 apportions the water supply service charge for a Common Meter between the Properties served by that Common Meter.]

- (b) The water supply service charge applicable to a particular Meter in a Period is the amount calculated as follows:

$$MSC_{WSS} = BSC + SDP + WNSW + CC$$

Where:

$MSC_{WSS}$  means the water supply service charge applicable to a Meter in a Period;

*BSC* means the base water supply service charge for the Meter in the Period, calculated in accordance with clause 3;

*SDP* means the SDP Adjustment, calculated in accordance with clause 4;

*WNSW* means the WNSW Adjustment, calculated in accordance with clause 5; and

*CC* means the Contingent Cost Adjustment, calculated in accordance with clause 6.

## **2.2 Certain properties are deemed to have a single 20mm Meter**

- (a) For the purposes of clause 2.1(a), the following categories of Property are deemed to have a single 20mm Meter only:
  - (1) each Residential Property;
  - (2) each Non-Residential Property within a Mixed Multi-Premises;
  - (3) each child Property in a Joint Water Supply Services Arrangement;
  - (4) each Unmetered Property; and
  - (5) each Small Boarding House.
- (b) Where all Properties served by a Common Meter are deemed to have a single 20mm Meter under clause 2.2(a), the water supply service charge for that Common Meter is \$0.

## **2.3 The water supply service charge for a Common Meter is to be apportioned between the Properties served by the Common Meter**

- (a) This clause applies to a Property that:
  - (1) is served by one or more Common Meters; and
  - (2) is not deemed to have a single 20mm Meter under clause 2.2(a).
- (b) The water supply service charge applicable to a Property under this clause 2.3 for each Common Meter that serves the Property is a portion, as reasonably determined by Sydney Water, of the water supply service charge calculated under clause 2.1(b) for that Meter in the applicable Period.
- (c) The portions referred to in clause 2.3(b) must be determined by Sydney Water such that the sum of the portions for the Properties served by a particular Common Meter equals the water supply service charge calculated under clause 2.1 for the Common Meter.

## **2.4 Treatment of Properties in joint services arrangements**

- (a) This clause applies where the parent of a Joint Water Supply Services Arrangement is not deemed to have a single 20mm Meter under clause 2.2(a).

**[Note: Each child Property in a Joint Water Supply Services Arrangement is deemed to have a single 20mm Meter under clause 2.2(a)(3).]**

- (b) Where the parent of a Joint Water Supply Services Arrangement is a Non-Residential Property, the water supply service charge applicable to that parent Property is the sum of the water supply service charges calculated under clause 2.1(b) for each Meter that serves the Joint Water Supply Services Arrangement.
- (c) Where the parent of a Joint Water Supply Services Arrangement is a Non-Residential Multi-Premises, the water supply service charge applicable to each Non-Residential Property in that parent Non-Residential Multi-Premises is the sum of the portions determined by Sydney Water under clause 2.3(b) for that Non-Residential Property for each Meter that serves the Joint Water Supply Services Arrangement.
- (d) For the purposes of this clause 2, all of the Non-Residential Multi-Premises in a Non-Residential Multi-Premises Joint Water Supply Services Arrangement are to be treated together as a single Non-Residential Multi-Premises served by the Common Meter or Common Meters that serve the Non-Residential Multi-Premises Joint Water Supply Services Arrangement.

### 3 Base water supply service charge

The base water supply service charge for a Meter is the base water supply service charge in Table 1.1 for the applicable Meter size and applicable Period.

**Table 1.1 Base water supply service charges**

Meter size	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
20mm	39.90	39.90 x CPI <sub>1</sub>	39.90 x CPI <sub>2</sub>	39.90 x CPI <sub>3</sub>
25mm	62.34	62.34 x CPI <sub>1</sub>	62.34 x CPI <sub>2</sub>	62.34 x CPI <sub>3</sub>
32mm	102.14	102.14 x CPI <sub>1</sub>	102.14 x CPI <sub>2</sub>	102.14 x CPI <sub>3</sub>
40mm	159.59	159.59 x CPI <sub>1</sub>	159.59 x CPI <sub>2</sub>	159.59 x CPI <sub>3</sub>
50mm	249.36	249.36 x CPI <sub>1</sub>	249.36 x CPI <sub>2</sub>	249.36 x CPI <sub>3</sub>
80mm	638.36	638.36 x CPI <sub>1</sub>	638.36 x CPI <sub>2</sub>	638.36 x CPI <sub>3</sub>
100mm	997.43	997.43 x CPI <sub>1</sub>	997.43 x CPI <sub>2</sub>	997.43 x CPI <sub>3</sub>
Other Meter sizes	$\frac{(\text{Meter size in mm})^2 \times \text{water supply service charge for a 20mm Meter for the applicable Period}}{400}$			

### 4 SDP Adjustment to the base water supply service charge

[Note: The SDP Adjustment under this clause is to reflect the charges paid by Sydney Water to SDP.]

- (a) The SDP Adjustment for a Meter in the Period from 1 July 2020 to 30 June 2021 is \$0.

[Note: The required adjustment for the Period between 1 July 2020 and 30 June 2021 is included in the base water supply service charge for that Period.]

- (b) The SDP Adjustment for a Meter in a Period (other than the Period from 1 July 2020 to 30 June 2021) is the amount calculated as follows:

$$SDP_t = \left\{ \left[ \frac{C_{t-1}}{CPI_{t-2}^*} \right] - [B_{t-1} + (DRD_{t-1} \times W_{t-1}) + U_{t-1}] - [V_{t-1} \times A_{t-1}] \right\} \times WACC \times CPI_{t-1} \times \frac{1}{M_t} \times \frac{Z^2}{400}$$

Where:

$SDP_t$  means the SDP Adjustment for a Meter in a Period; and

each other variable has the meaning specified in Table 1.2.

**Table 1.2 SDP Adjustment variables**

Variable	When calculating $SDP_t$ for the 2021-22 Period	When calculating $SDP_t$ for the 2022-23 Period	When calculating $SDP_t$ for the 2023-24 Period
$C_{t-1}$	The charges paid by Sydney Water to SDP under the SDP Determination for services provided in the immediately preceding Pass-Through Charging Period.		
$CPI_{t-2}^*$	$CPI_0^*$	$CPI_1^*$	$CPI_2^*$
$B_{t-1}$	\$178,059,456	\$176,426,651	\$176,011,621
$DRD_{t-1}$	The total number of Drought Response Days in the immediately preceding Pass-Through Charging Period.		
$W_{t-1}$	\$168,333	\$165,456	\$165,456
$U_{t-1}$	The revenue that Sydney Water recovered from customers through the SDP uplift to the water usage charge under the 2016 Determination between 1 April 2020 and 30 June 2020.	\$0	\$0
$V_{t-1}$	The volume of Filtered Water (in megalitres) supplied by SDP to Sydney Water in the immediately preceding Pass-Through Charging Period.		
$A_{t-1}$	\$43.62	\$43.68	\$43.73
$WACC$	1.053	1.053	1.053
$CPI_{t-1}$	$CPI_1$	$CPI_2$	$CPI_3$
$M_t$	2,224,530	2,263,441	2,300,649
$Z$	The actual or deemed size of the Meter (in millimetres).		

[Note: The  $\left[ \frac{C_{t-1}}{CPI_{t-2}^*} \right]$  component of the formula reflects the actual costs paid by Sydney Water to SDP in \$2020-21.

The  $[B_{t-1} + (DRD_{t-1} \times W_{t-1}) + U_{t-1}]$  component of the formula reflects the expected revenue that IPART has allowed Sydney Water through the base water supply service charge and the water usage charge in \$2020-21. The  $B_{t-1}$  variable represents the base SDP costs included in the revenue requirement for Sydney Water. The  $W_{t-1}$  variable reflects the forecast amount Sydney Water will pay SDP for each Drought Response Day under clause 3 of Schedule 1 to the SDP Determination, escalated by CPI to \$2020-21. The  $U_{t-1}$  variable reflects the revenue that Sydney Water recovered from customers through the SDP uplift to the water usage charge under the 2016 Determination between 1 April 2020 and 30 June 2020. The  $U_{t-1}$  variable only applies when calculating  $SDP_t$  in the 2021-22 Period to address a transitional issue.

The  $[V_{t-1} \times A_{t-1}]$  component of the formula reflects the avoided costs of water treatment in \$2020-21. These treatment costs are included in the base water supply service charge. The  $A_{t-1}$  variable represents the avoided filtration costs per megalitre of water supplied to Sydney Water by SDP.

The  $WACC$  component of the formula refers to the real pre-tax weighted average cost of capital over 15 months, as determined by IPART for the term of this determination.

The  $CPI_{t-1}$  component of the formula escalates the SDP Adjustment from \$2020-21 to nominal dollars. The  $\left[\frac{1}{M_t} \times \frac{Z^2}{400}\right]$  component of the formula converts the total SDP Adjustment into a meter-based charge. The  $M_t$  variable represents the forecast number of 20mm equivalent water customers. Clause 2.2(a) deems certain Properties to have a single 20mm Meter.]

## 5 WNSW Adjustment to the base water supply service charge

[Note: The WNSW Adjustment under this clause is to reflect the charges paid by Sydney Water to Water NSW for the Shoalhaven Transfer.]

- (a) The WNSW Adjustment for a Meter in the Period from 1 July 2020 to 30 June 2021 is \$0.

[Note: The required adjustment for the Period between 1 July 2020 and 30 June 2021 is included in the base water supply service charge for that Period.]

- (b) The WNSW Adjustment for a Meter in a Period (other than the Period from 1 July 2020 to 30 June 2021) is the amount calculated as follows:

$$WNSW_t = \left( \frac{C_{t-1}}{CPI_{t-2}^*} \right) \times WACC \times CPI_{t-1} \times \frac{1}{M_t} \times \frac{Z^2}{400}$$

Where:

$WNSW_t$  means the WNSW Adjustment for a Meter in a Period; and  
each other variable has the meaning specified in Table 1.3.

**Table 1.3 WNSW Adjustment variables**

Variable	When calculating $WNSW_t$ for the 2021-22 Period	When calculating $WNSW_t$ for the 2022-23 Period	When calculating $WNSW_t$ for the 2023-24 Period
$C_{t-1}$	The charges paid by Sydney Water to Water NSW for the Shoalhaven Transfer service provided in the immediately preceding Pass-Through Charging Period.		
$CPI_{t-2}^*$	$CPI_0^*$	$CPI_1^*$	$CPI_2^*$
$WACC$	1.053	1.053	1.053
$CPI_{t-1}$	$CPI_1$	$CPI_2$	$CPI_3$
$M_t$	2,224,530	2,263,441	2,300,649
$Z$	The actual or deemed size of the Meter (in millimetres).		

[Note: The  $\left[\frac{C_{t-1}}{CPI_{t-2}^*}\right]$  component of the formula reflects the actual costs paid by Sydney Water to Water NSW for the Shoalhaven Transfer service in \$2020-21.

The  $WACC$  component of the formula refers to the real pre-tax weighted average cost of capital over 15 months, as determined by IPART for the term of this determination.

The  $CPI_{t-1}$  component of the formula escalates the WNSW Adjustment from \$2020-21 to nominal dollars.

The  $\left(\frac{1}{M_t} \times \frac{Z^2}{400}\right)$  component of the formula converts the total WNSW Adjustment into a meter-based charge. The  $M_t$  variable represents the forecast number of 20mm equivalent water customers. Clause 2.2(a) deems certain Properties to have a single 20mm Meter.]

## 6 Contingent Cost Adjustment to the base water supply service charge

[Note: The Contingent Cost Adjustment under this clause is to reflect the contingent costs faced by Sydney Water in respect of any expansion of the SDP Plant.]

- (a) The Contingent Cost Adjustment for a Meter in a Period is the amount calculated as follows:

$$CC_t = CCA \times CPI_{t-1} \times \frac{Z^2}{400}$$

Where:

$CC_t$  means the Contingent Cost Adjustment for a Meter in a Period;

$CCA$  means the contingent cost amount, determined in accordance with clause 6(b);

$CPI_{t-1}$  means the following CPI values calculated under clause 1.2 of Schedule 8:

- (1)  $CPI_1$ , when calculating  $CC_t$  for the 2021-22 Period;
- (2)  $CPI_2$ , when calculating  $CC_t$  for the 2022-23 Period; and
- (3)  $CPI_3$ , when calculating  $CC_t$  for the 2023-24 Period; and

$Z$  means the actual or deemed size of the Meter (in millimetres).

[Note: Clause 2.2(a) deems certain Properties to have a single 20mm Meter.]

- (b) The contingent cost amount is:
- (1) in a Period where there has not been an SDP Construction Commencement Notification or in the Period in which an SDP Construction Commencement Notification is received by IPART, \$0; and
  - (2) in the Period immediately following the Period in which an SDP Construction Commencement Notification is received by IPART and in each subsequent Period, \$7.13.

## 7 Water usage charge

### 7.1 Standard water usage charge

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

$$\begin{aligned}
 UC_{WSS} = & \quad [VN_{FW} \times UC_{FW}] && \} \text{ Non-Drought Response Days; Filtered Water} \\
 & + [VD_{FW} \times (UC_{FW} + UC_{Uplift})] && \} \text{ Drought Response Days; Filtered Water} \\
 & + [VN_{UW} \times UC_{UW}] && \} \text{ Non-Drought Response Days; Unfiltered Water} \\
 & + [VD_{UW} \times (UC_{UW} + UC_{Uplift})] && \} \text{ Drought Response Days; Unfiltered Water}
 \end{aligned}$$

Where:

$UC_{WSS}$  means the water usage charge applicable to a Property in a Period;

$VN_{FW}$  means the volume (in kilolitres) of Filtered Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 7.2(a);

$UC_{FW}$  means the charge per kilolitre of Filtered Water in Table 1.4 for the Period;

$VD_{FW}$  means the volume (in kilolitres) of Filtered Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 7.2(b);

$UC_{Uplift}$  means the uplift to the Filtered Water and Unfiltered Water usage charges on Drought Response Days in Table 1.4 for the Period;

$VN_{UW}$  means the volume (in kilolitres) of Unfiltered Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 7.2(g);

$UC_{UW}$  means the charge per kilolitre of Unfiltered Water in Table 1.4 for the Period; and

$VD_{UW}$  means the volume (in kilolitres) of Unfiltered Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 7.2(g).

### 7.2 Calculation of usage volumes

*Total volume of Filtered Water supplied to a Property in a Period*

- (a) The volume (in kilolitres) of Filtered Water supplied to a Property in a Period on Non-Drought Response Days ( $VN_{FW}$ ) is the sum of the volumes (in kilolitres) of Filtered Water supplied to that Property on each day of the Period that is a Non-Drought Response Day.
- (b) The volume (in kilolitres) of Filtered Water supplied to a Property in a Period on Drought Response Days ( $VD_{FW}$ ) is the sum of the volumes (in kilolitres) of Filtered



Water supplied to that Property on each day of the Period that is a Drought Response Day.

**[Note: Where data showing the volume of Filtered Water supplied to a Property is not available on a daily basis in respect of a Meter Reading Period, clause 7.2(f) provides for a deemed amount of water to have been supplied on each day of the Meter Reading Period.]**

*Volume of Filtered Water supplied to a Property on a particular date*

- (c) Subject to clause 7.2(f), and for the purposes of clauses 7.2(a) and 7.2(b), the volume of Filtered Water supplied to a Property on a day is the amount calculated as follows:

$$V_{FW} = IM_{FW} + CM_{FW} + UM_{FW}$$

Where:

$V_{FW}$  means the volume (in kilolitres) of Filtered Water supplied to a Property on a day;

$IM_{FW}$  means:

- (1) in the case of a Property served by one or more Individual Meters – the sum of the volumes (in kilolitres) of Filtered Water supplied to the Property on that day, as measured by each Individual Meter; and
- (2) in any other case – zero kilolitres;

$CM_{FW}$  means:

- (1) in the case of a Property served by one or more Common Meters – the volume (in kilolitres) of Filtered Water deemed to have been supplied to the Property on that day under clause 7.2(d); and
- (2) in any other case – zero kilolitres; and

$UM_{FW}$  means:

- (1) in the case of a Property that was an Unmetered Property on that day –  $\frac{180}{365}$  kilolitres of Filtered Water; and
- (2) in any other case – zero kilolitres.

**[Note: Under clause 2.5(c)(1) of Schedule 8, any part of the water usage charge based on volumes deemed to have been supplied during an Unmetered Period is to be treated as part of the water service charge for the purposes of the Sydney Water Act and Sydney Water's customer contract.]**

- (d) Subject to clause 7.2(e), for each Common Meter that serves a Property, the Property is deemed to have been supplied the volume (in kilolitres) of Filtered Water reasonably determined by Sydney Water for that day.
- (e) The sum of the volumes determined by Sydney Water under clause 7.2(d) for the Properties served by a particular Common Meter must not exceed the total volume (in kilolitres) of Filtered Water supplied by Sydney Water to those Properties on that day as measured by the Common Meter.

*Deemed volume where daily data is not available*

- (f) Where data showing the volume of Filtered Water supplied to a Property is not available on a daily basis in respect of a Meter Reading Period, the volume of Filtered Water supplied to that Property on each day of that Meter Reading Period is deemed to be equal to:
- (1) the total volume of water supplied to that Property during that Meter Reading Period, divided by
  - (2) the number of days in the Meter Reading Period.

**[Example: A Meter Reading Period has 90 days and Sydney Water supplied 900kL of Filtered Water to a Property during that 90 days. Data showing the volume of Filtered Water supplied to that Property is not available on a daily basis. The volume of water deemed to have been supplied by Sydney Water to the Property on each day of the Meter Reading Period is 10kL.]**

**[Note: Clause 2.5(b) of Schedule 8 provides for the pro-rating of a Meter Reading Period where it spans more than one Period.]**

*Total volume of Unfiltered Water over the Period*

- (g) For the purposes of clause 7.1, the volumes of Unfiltered Water supplied to a Property on Non-Drought Response Days ( $VN_{uw}$ ) and on Drought Response Days ( $VD_{uw}$ ) are the volumes that would be calculated under clauses 7.2(c) to 7.2(f) if those clauses were modified as follows:
- (1) each reference to 'Filtered Water' is changed to 'Unfiltered Water'; and
  - (2) for each day of any Unmetered Period, the volume of Unfiltered Water deemed to have been supplied to the Property is zero kilolitres.

**Table 1.4 Water usage charges**

	1 July 2020 to 30 June 2021 (\$ per kL)	1 July 2021 to 30 June 2022 (\$ per kL)	1 July 2022 to 30 June 2023 (\$ per kL)	1 July 2023 to 30 June 2024 (\$ per kL)
Filtered Water	2.35	2.35 x CPI <sub>1</sub>	2.35 x CPI <sub>2</sub>	2.35 x CPI <sub>3</sub>
Unfiltered Water	2.04	2.04 x CPI <sub>1</sub>	2.04 x CPI <sub>2</sub>	2.04 x CPI <sub>3</sub>
Uplift on Drought Response Days	0.83	0.83 x CPI <sub>1</sub>	0.83 x CPI <sub>2</sub>	0.83 x CPI <sub>3</sub>

## Schedule 2 Sewerage Services

### 1 Maximum prices for Sewerage Services

- (a) The maximum price that Sydney Water may levy for supplying Sewerage Services to a Property (other than an Unconnected Property or Exempt Land) in a Period is the amount calculated as follows:

$$MP_{SS} = SC_{SS} + UC_{SS}$$

Where:

$MP_{SS}$  means the maximum price that Sydney Water may levy for supplying Sewerage Services to a Property in a Period;

$SC_{SS}$  means the adjusted sewerage service charge applicable to the Property in the Period, calculated in accordance with clause 2; and

$UC_{SS}$  means the sewerage usage charge applicable to that Property in the Period, calculated in accordance with clause 4.

- (b) The maximum price that Sydney Water may levy for supplying Sewerage Services to an Unconnected Property is \$0.
- (c) The maximum price that Sydney Water may levy for supplying Sewerage Services to Exempt Land in a Period is the sewerage usage charge applicable to the Property in the Period, calculated in accordance with clause 4.

### 2 Sewerage service charge

#### 2.1 Standard sewerage service charge

- (a) Subject to clauses 2.2, 2.3 and 2.4, the sewerage service charge ( $SC_{SS}$ ) applicable to a Property in a Period is the sum of the adjusted sewerage service charges for each Meter ( $MSC_{SS}$ ) that serves the Property in the Period.

**[Note: Clause 2.2(a) deems certain properties to have a single 20mm Meter and clause 2.3 apportions the sewerage service charge for a Common Meter between the Properties served by that Common Meter.]**

- (b) Subject to clause 2.5, the adjusted sewerage service charge applicable to a particular Meter in a Period is the amount calculated as follows:

$$MSC_{SS} = (USC + DSC_{SS}) \times DF_S$$

Where:

$MSC_{SS}$  means the adjusted sewerage service charge applicable to the Meter in the Period;

$USC$  means the unadjusted sewerage service charge in Table 2.1 for the applicable Meter size in the Period;

$DSC_{SS}$  means the discretionary services charge applicable to the Property in the Period, specified in clause 3; and

$DF_S$  means:

- (1) in the case of a Property deemed to have a single 20mm Meter under clause 2.2(a) – 75%; and
- (2) in any other case – the percentage of water supplied via that Meter that Sydney Water estimates is discharged into the Sewerage System.

[Note: The discharge factor ( $DF_S$ ) approximates the percentage of a customer's water consumption that is discharged into the Sewerage System.]

**Table 2.1 Unadjusted sewerage service charges**

Meter size	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
20mm	484.64	$484.64 \times CPI_1$	$484.64 \times CPI_2$	$484.64 \times CPI_3$
25mm	757.25	$757.25 \times CPI_1$	$757.25 \times CPI_2$	$757.25 \times CPI_3$
32mm	1,240.68	$1,240.68 \times CPI_1$	$1,240.68 \times CPI_2$	$1,240.68 \times CPI_3$
40mm	1,938.57	$1,938.57 \times CPI_1$	$1,938.57 \times CPI_2$	$1,938.57 \times CPI_3$
50mm	3,029.01	$3,029.01 \times CPI_1$	$3,029.01 \times CPI_2$	$3,029.01 \times CPI_3$
80mm	7,754.27	$7,754.27 \times CPI_1$	$7,754.27 \times CPI_2$	$7,754.27 \times CPI_3$
100mm	12,116.04	$12,116.04 \times CPI_1$	$12,116.04 \times CPI_2$	$12,116.04 \times CPI_3$
Other Meter sizes	$(\text{Meter size in mm})^2 \times \text{sewerage service charge for a 20mm Meter for the applicable Period}$			
	400			

## 2.2 Certain properties are deemed to have a single 20mm Meter

- (a) For the purposes of clause 2.1(a), the following categories of Property are deemed to have a single 20mm Meter only:
  - (1) each Residential Property;
  - (2) each Non-Residential Property within a Mixed Multi-Premises;
  - (3) each child Property in a Joint Sewerage Services Arrangement;
  - (4) each Small Boarding House; and
  - (5) each Unmetered Property.
- (b) Where all Properties served by a Common Meter are deemed to have a single 20mm Meter under clause 2.2(a), the sewerage service charge for that Common Meter is \$0.

## **2.3 The adjusted sewerage service charge for a Common Meter is to be apportioned between the Properties served by the Common Meter**

- (a) This clause applies to a Property that:
  - (1) is served by one or more Common Meters; and
  - (2) is not deemed to have a single 20mm Meter under clause 2.2(a).
- (b) The adjusted sewerage service charge applicable to a Property under this clause 2.3 for each Common Meter that serves the Property is a portion, as reasonably determined by Sydney Water, of the adjusted sewerage service charge calculated under clause 2.1(b) for that Meter in the applicable Period.
- (c) The portions referred to in clause 2.3(b) must be determined by Sydney Water such that the sum of the portions for the Properties served by a particular Common Meter equal the adjusted sewerage service charge for the Common Meter.

## **2.4 Treatment of Properties in joint services arrangements**

- (a) This clause applies where the parent of a Joint Sewerage Services Arrangement is not deemed to have a single 20mm Meter under clause 2.2(a).

**[Note: Each child Property in a Joint Sewerage Services Arrangement is deemed to have a single 20mm Meter under clause 2.2(a)(3).]**

- (b) Where the parent of a Joint Sewerage Services Arrangement is a Non-Residential Property, the sewerage service charge applicable to that parent Property is the sum of the adjusted sewerage service charges calculated under clause 2.1(b) for each Meter that serves the Joint Sewerage Services Arrangement.
- (c) Where the parent of a Joint Sewerage Services Arrangement is a Non-Residential Multi-Premises, the sewerage service charge applicable to each Non-Residential Property in that parent Non-Residential Multi-Premises is the sum of the portions determined by Sydney Water under clause 2.3(b) for that Non-Residential Property for each Meter that serves the Joint Sewerage Services Arrangement.
- (d) For the purposes of this clause 2, all of the Non-Residential Multi-Premises in a Non-Residential Multi-Premises Joint Sewerage Services Arrangement are to be treated together as a single Non-Residential Multi-Premises served by the Common Meter or Common Meters that serve the Non-Residential Multi-Premises Joint Sewerage Services Arrangement.

## **2.5 There is a minimum adjusted sewerage service charge for some Meters**

- (a) This clause applies to the following Meters:
  - (1) any Individual Meter that serves a Non-Residential Property; and
  - (2) any Common Meter that serves a Non-Residential Multi-Premises.

(b) The adjusted sewerage service charge for a Meter to which this clause 2.5 applies is the greater of:

- (1) the adjusted sewerage service charge applicable to a Property deemed to have a single 20mm Meter under clause 2.2(a); and

**[Note: The adjusted sewerage service charge for such a Property is the unadjusted service charge for a 20mm Meter multiplied by a discharge factor of 75%.]**

- (2) the adjusted sewerage service charge for that Meter that would apply but for this clause 2.5.

**[Note: The adjusted sewerage service charge for a Common Meter is to be apportioned between the Properties served by the Common Meter under clause 2.3.]**

### 3 Discretionary services charge (Customer supported programs)

The discretionary services charge applicable to a Meter in a Period is the discretionary services charge in Table 2.2 for the applicable Meter size and applicable Period.

**[Note: The discretionary services charge is a charge to recover the costs of customer supported programs.]**

**Table 2.2 Discretionary services charge**

Meter size	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
20mm	1.39	1.39 x CPI <sub>1</sub>	1.39 x CPI <sub>2</sub>	1.39 x CPI <sub>3</sub>
25mm	2.17	2.17 x CPI <sub>1</sub>	2.17 x CPI <sub>2</sub>	2.17 x CPI <sub>3</sub>
32mm	3.56	3.56 x CPI <sub>1</sub>	3.56 x CPI <sub>2</sub>	3.56 x CPI <sub>3</sub>
40mm	5.56	5.56 x CPI <sub>1</sub>	5.56 x CPI <sub>2</sub>	5.56 x CPI <sub>3</sub>
50mm	8.69	8.69 x CPI <sub>1</sub>	8.69 x CPI <sub>2</sub>	8.69 x CPI <sub>3</sub>
80mm	22.24	22.24 x CPI <sub>1</sub>	22.24 x CPI <sub>2</sub>	22.24 x CPI <sub>3</sub>
100mm	34.75	34.75 x CPI <sub>1</sub>	34.75 x CPI <sub>2</sub>	34.75 x CPI <sub>3</sub>
Other Meter sizes	$\frac{(Meter\ size\ in\ mm)^2 \times discretionary\ services\ charge\ for\ a\ 20mm\ Meter\ for\ the\ applicable\ Period}{400}$			

## 4 Sewerage usage charge

### 4.1 Standard sewerage usage charge

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

$$UC_{SS} = V_s \times UC_s$$

Where:

$UC_{SS}$  means the sewerage usage charge applicable to the Property in the Period;

$V_S$  means the volume (in kilolitres) of sewage deemed to have been discharged from the Property into the Sewerage System in the Period, calculated in accordance with clause 4.2; and

$UC_S$  means the charge per kilolitre of sewage discharged into the Sewerage System in Table 2.3 for the Period.

[Note: Under clause 2.5(c)(2) of Schedule 8, the sewerage usage charge for any Property deemed to have a single 20mm Meter under clause 2.2(a) is to be treated as part of the sewerage service charge.]

**Table 2.3 Sewerage usage charges**

	1 July 2020 to 30 June 2021 (\$ per kL)	1 July 2021 to 30 June 2022 (\$ per kL)	1 July 2022 to 30 June 2023 (\$ per kL)	1 July 2023 to 30 June 2024 (\$ per kL)
Sewerage usage charge	1.20	$1.20 \times \text{CPI}_1$	$1.20 \times \text{CPI}_2$	$1.20 \times \text{CPI}_3$

## 4.2 Calculation of discharge volumes

The volume (in kilolitres) of sewage deemed to have been discharged from a Property into the Sewerage System in a Period is:

- (a) In the case of the following categories of Properties – 150 kilolitres:
  - (1) each Residential Property;
  - (2) each Non-Residential Property within a Mixed Multi-Premises;
  - (3) each child Property in a Joint Sewerage Services Arrangement;
  - (4) each Small Boarding House; and
  - (5) each Unmetered Property.
- (b) In the case of a Non-Residential Property that is not within a Mixed Multi-Premises – the volume calculated as follows:

$$V_S = (VN_{FW} + VD_{FW} + VN_{UW} + VD_{UW}) \times DF_S$$

Where:

$V_S$  means the volume (in kilolitres) of sewage deemed to have been discharged from the Non-Residential Property into the Sewerage System in the Period;

$VN_{FW}$  means the volume (in kilolitres) of Filtered Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 7.2(c) of Schedule 1;

$VD_{FW}$  means the volume (in kilolitres) of Filtered Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 7.2(b) of Schedule 1;

$VN_{UW}$  means the volume (in kilolitres) of Unfiltered Water supplied to the Property in the Period on Non-Drought Response Days, calculated in accordance with clause 7.2(g) of Schedule 1;

$VD_{UW}$  means the volume (in kilolitres) of Unfiltered Water supplied to the Property in the Period on Drought Response Days, calculated in accordance with clause 7.2(g) of Schedule 1; and

$DF_S$  means the percentage of water supplied to the Property that Sydney Water estimates is discharged into the Sewerage System.

**[Note: The discharge factor ( $DF_S$ ) approximates the percentage of a customer's water consumption that is discharged into the Sewerage System.]**



## Schedule 3 Stormwater Drainage Services

### 1 Maximum prices for Stormwater Drainage Services

- (a) The maximum price that Sydney Water may levy for supplying Stormwater Drainage Services within a Stormwater Drainage Area is the sum of:
  - (1) the stormwater drainage charge in Table 3.1 for the applicable Property category and Period (and Property Area, where specified); and
  - (2) the discretionary services charge in Table 3.2 for the applicable Period.
- (b) This Schedule determines the maximum price that Sydney Water may levy as stormwater drainage area charges for the purposes of section 65 of the Sydney Water Act.

### 2 Treatment of certain Property categories

For the purposes of Sydney Water levying the stormwater drainage charge under clause 1(a)(1):

- (a) The following Property categories are to be treated as a Residential Property not within a Multi-Premises:
  - (1) Vacant Land; and
  - (2) Small Boarding Houses.
- (b) A Large Boarding House is to be treated as a Non-Residential Property.

**Table 3.1 Stormwater drainage charges**

Property category	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
<b>Residential</b>				
Residential Property not within a Multi-Premises (not assessed as Low Impact)	76.70	76.70 x CPI <sub>1</sub>	76.70 x CPI <sub>2</sub>	76.70 x CPI <sub>3</sub>
Residential Property within a Multi-Premises (not assessed as Low Impact)	23.94	23.94 x CPI <sub>1</sub>	23.94 x CPI <sub>2</sub>	23.94 x CPI <sub>3</sub>
Low Impact assessed Residential Property	23.94	23.94 x CPI <sub>1</sub>	23.94 x CPI <sub>2</sub>	23.94 x CPI <sub>3</sub>
<b>Non-Residential</b>				
Small Property Area ( $\leq 200\text{m}^2$ )	23.94	23.94 x CPI <sub>1</sub>	23.94 x CPI <sub>2</sub>	23.94 x CPI <sub>3</sub>
Medium Property Area ( $> 200\text{m}^2$ to $1,000\text{m}^2$ )	76.70	76.70 x CPI <sub>1</sub>	76.70 x CPI <sub>2</sub>	76.70 x CPI <sub>3</sub>
Large Property Area ( $> 1,000\text{m}^2$ to $10,000\text{m}^2$ )	446.97	446.97 x CPI <sub>1</sub>	446.97 x CPI <sub>2</sub>	446.97 x CPI <sub>3</sub>
Very Large Property Area ( $> 10,000\text{m}^2$ to $45,000\text{m}^2$ )	1,986.57	1,986.57 x CPI <sub>1</sub>	1,986.57 x CPI <sub>2</sub>	1,986.57 x CPI <sub>3</sub>
Largest Property Area ( $> 45,000\text{m}^2$ )	4,966.43	4,966.43 x CPI <sub>1</sub>	4,966.43 x CPI <sub>2</sub>	4,966.43 x CPI <sub>3</sub>
Non-Residential Property within a Multi-Premises (irrespective of Property Area)	23.94	23.94 x CPI <sub>1</sub>	23.94 x CPI <sub>2</sub>	23.94 x CPI <sub>3</sub>
Low Impact assessed Non-Residential Property (irrespective of Property Area)	76.70	76.70 x CPI <sub>1</sub>	76.70 x CPI <sub>2</sub>	76.70 x CPI <sub>3</sub>

**Table 3.2 Discretionary services charge**

	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Per Property	0.85	0.85 x CPI <sub>1</sub>	0.85 x CPI <sub>2</sub>	0.85 x CPI <sub>3</sub>

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

### 1 Application of schedule

- (a) This schedule sets the maximum prices that Sydney Water may levy for supplying the:
  - (1) Rouse Hill Stormwater Drainage Services; and
  - (2) Kellyville Village Stormwater Drainage Services.
- (b) The maximum prices set for Rouse Hill Stormwater Drainage Services and Kellyville Village Stormwater Drainage Services:
  - (1) are not, as at the Commencement Date, stormwater drainage area charges for the purposes of section 65 of the Sydney Water Act; and
  - (2) will not be stormwater drainage area charges for the purposes of section 65 of the Sydney Water Act for such time as the Rouse Hill Stormwater Catchment Area and the Kellyville Village Area, respectively, remain outside a Stormwater Drainage Area.

### 2 Maximum prices for Rouse Hill Stormwater Drainage Services

The maximum price that Sydney Water may levy for supplying Rouse Hill Stormwater Drainage Services to a Property is the sum of:

- (a) the stormwater drainage charge in Table 4.1 for the applicable Property category and Period (and Property Area, where specified);
- (b) the discretionary services charge in Table 4.4 for the applicable Property category and Period (and Property Area, where specified);
- (c) in the case of a New Property, for a period of 5 years from the date the New Property is first connected to the Water Supply System, the land drainage charge in Table 4.2 for the applicable Period; and
- (d) in the case of a Redeveloped Property in the Kellyville Village Area, for a period of 5 years from the date the Property becomes a Redeveloped Property, the land drainage charge in Table 4.2 for the applicable Period.

### 3 Maximum prices for Kellyville Village Stormwater Drainage Services

The maximum price that Sydney Water may levy for supplying Kellyville Village Stormwater Drainage Services to a Property within the Kellyville Village Area (other than a Redeveloped Property) is the sum of:

- (a) the stormwater drainage charge in Table 4.3 for the applicable Property category and Period (and Property Area, where specified); and
- (b) the discretionary services charge in Table 4.4 for the applicable Property category and Period (and Property Area, where specified).

### 4 Treatment of certain Property categories

For the purposes of Sydney Water levying the stormwater drainage charge under clause 3(a):

- (a) The following Property categories are to be treated as a Residential Property not within a Multi-Premises:
  - (1) Vacant Land; and
  - (2) Small Boarding Houses.
- (b) A Large Boarding House is to be treated as a Non-Residential Property.

**Table 4.1 Rouse Hill stormwater drainage charges**

Property category	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Residential Property	146.05	139.56 x CPI <sub>1</sub>	133.08 x CPI <sub>2</sub>	126.59 x CPI <sub>3</sub>
Vacant Land	146.05	139.56 x CPI <sub>1</sub>	133.08 x CPI <sub>2</sub>	126.59 x CPI <sub>3</sub>
Non-Residential Property with Property Area ≤ 1000m <sup>2</sup>	146.05	139.56 x CPI <sub>1</sub>	133.08 x CPI <sub>2</sub>	126.59 x CPI <sub>3</sub>
Non-Residential Property with Property Area > 1000m <sup>2</sup>	146.05 x (land area in m <sup>2</sup> /1000)	139.56 x (land area in m <sup>2</sup> /1000) x CPI <sub>1</sub>	133.08 x (land area in m <sup>2</sup> /1000) x CPI <sub>2</sub>	126.59 x (land area in m <sup>2</sup> /1000) x CPI <sub>3</sub>

**Table 4.2 Land drainage charges**

Charge	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Per Property	338.24	338.24 x CPI <sub>1</sub>	338.24 x CPI <sub>2</sub>	338.24 x CPI <sub>3</sub>

**Table 4.3 Kellyville Village stormwater drainage charges**

Property category	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
<b>Residential</b>				
Residential Property not within a Multi-Premises (not assessed as Low Impact)	76.70	$76.70 \times \text{CPI}_1$	$76.70 \times \text{CPI}_2$	$76.70 \times \text{CPI}_3$
Residential Property within a Multi-Premises (not assessed as Low Impact)	23.94	$23.94 \times \text{CPI}_1$	$23.94 \times \text{CPI}_2$	$23.94 \times \text{CPI}_3$
Low Impact assessed Residential Property	23.94	$23.94 \times \text{CPI}_1$	$23.94 \times \text{CPI}_2$	$23.94 \times \text{CPI}_3$
<b>Non-Residential</b>				
Small Property Area ( $\leq 200\text{m}^2$ )	23.94	$23.94 \times \text{CPI}_1$	$23.94 \times \text{CPI}_2$	$23.94 \times \text{CPI}_3$
Medium Property Area ( $> 200\text{m}^2$ to $1,000\text{m}^2$ )	76.70	$76.70 \times \text{CPI}_1$	$76.70 \times \text{CPI}_2$	$76.70 \times \text{CPI}_3$
Large Property Area ( $> 1,000\text{m}^2$ to $10,000\text{m}^2$ )	446.97	$446.97 \times \text{CPI}_1$	$446.97 \times \text{CPI}_2$	$446.97 \times \text{CPI}_3$
Very Large Property Area ( $> 10,000\text{m}^2$ to $45,000\text{m}^2$ )	1,986.57	$1,986.57 \times \text{CPI}_1$	$1,986.57 \times \text{CPI}_2$	$1,986.57 \times \text{CPI}_3$
Largest Property Area ( $> 45,000\text{m}^2$ )	4,966.43	$4,966.43 \times \text{CPI}_1$	$4,966.43 \times \text{CPI}_2$	$4,966.43 \times \text{CPI}_3$
Non-Residential Property within a Multi-Premises (irrespective of Property Area)	23.94	$23.94 \times \text{CPI}_1$	$23.94 \times \text{CPI}_2$	$23.94 \times \text{CPI}_3$
Low Impact assessed Non-Residential Property (irrespective of Property Area)	76.70	$76.70 \times \text{CPI}_1$	$76.70 \times \text{CPI}_2$	$76.70 \times \text{CPI}_3$

**Table 4.4 Discretionary services charge**

	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Per Property (other than a Non-Residential Property with Property Area $> 1000\text{m}^2$ that is supplied with Rouse Hill Stormwater Drainage Services)	0.85	$0.85 \times \text{CPI}_1$	$0.85 \times \text{CPI}_2$	$0.85 \times \text{CPI}_3$
Per Non-Residential Property with Property Area $> 1000\text{m}^2$ that is supplied with Rouse Hill Stormwater Drainage Services	$0.85 \times (\text{land area in m}^2/1000)$	$0.85 \times (\text{land area in m}^2/1000) \times \text{CPI}_1$	$0.85 \times (\text{land area in m}^2/1000) \times \text{CPI}_2$	$0.85 \times (\text{land area in m}^2/1000) \times \text{CPI}_3$

## Schedule 5 Trade Waste Services

### 1 Maximum prices for Industrial Customers

- (a) Subject to clause 1(b) and (c), the maximum price that Sydney Water may levy for supplying Trade Waste Services to an Industrial Customer in a Period is the amount calculated as follows:

$$MI = WA + IA + IB + (P \times M) + CS$$

Where:

*MI* means the maximum price that Sydney Water may levy for supplying Trade Waste Services to an Industrial Customer in a Period;

*WA* means the Wastesafe administration charge in Table 5.1 and only applies if the Industrial Customer has a waste trap (where an Industrial Customer has more than one waste trap, this charge applies to each waste trap);

*IA* means the industrial agreement charge in Table 5.1 for the risk index that applies to the Industrial Customer (determined in accordance with the Trade Waste Policy);

*IB* means the sum of the applicable ancillary charges in Table 5.2;

*P* means the applicable pollutant charge in Table 5.3 for the wastewater treatment plant to which the Industrial Customer discharges trade waste;

*M* means the mass of the applicable pollutant (in kilograms) discharged by the Industrial Customer in the applicable Period, as measured by Sydney Water, that is in excess of the domestic equivalent for that pollutant (determined in accordance with the Trade Waste Policy); and

*CS*

- (1) means the sum of the applicable corrosive substance charges in Table 5.5 (where the acidity charge is multiplied by the nearest whole number of pH units by which the trade waste is less than pH7 and the temperature charge is multiplied by the nearest whole number of degrees Celsius (°C) by which the temperature of the wastewater is greater than 25°C); and
  - (2) applies only if the Industrial Customer discharges trade waste into a corrosion impacted catchment (determined in accordance with the Trade Waste Policy).
- (b) Where an Industrial Customer discharges more than one type of pollutant, the maximum price is the sum of the applicable charges in Table 5.1, Table 5.2 and Table 5.5, plus the sum of the charges for each type of industrial pollutant, calculated by reference to Table 5.3.
- (c) Where an Industrial Customer discharges a pollutant which exceeds the acceptance standard for that pollutant (determined in accordance with the Trade Waste Policy), the charge in Table 5.3 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 for that pollutant).

## 2 Maximum prices for Commercial Customers

- (a) Subject to clause 2(b), the maximum price that Sydney Water may levy for supplying Trade Waste Services to a Commercial Customer in a Period is the amount calculated as follows:

$$MC = WA + CA + CB + (P \times V)$$

Where:

*MC* means the maximum price that Sydney Water may levy for supplying Trade Waste Services to a Commercial Customer in a Period;

*WA* means the Wastesafe administration charge in Table 5.1 and only applies if the Commercial Customer has a waste trap (where a Commercial Customer has more than one waste trap, this charge applies to each waste trap);

*CA* means the sum of the commercial agreement charges in Table 5.1 for each process undertaken by a Commercial Customer;

*CB* means the sum of the applicable ancillary charges in Table 5.2;

*P* means the applicable pollutant charge in Table 5.4 for the trade waste discharged by the Commercial Customer; and

*V* means the volume of trade waste (in kilolitres) discharged by the Commercial Customer in the applicable Period, as measured by Sydney Water.

- (b) If a Commercial Customer has a waste trap and fails to maintain it in accordance with the Trade Waste Policy, the only applicable pollutant charge is the charge in Table 5.4 for “low and high strength BOD food if pre-treatment is not maintained in accordance with requirements”.

**Table 5.1 Industrial agreement, commercial agreement and Wastesafe charges**

	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
<b>Industrial agreements</b>				
Risk Index 1	10,856.42	10,975.84 x CPI <sub>1</sub>	11,096.57 x CPI <sub>2</sub>	11,218.63 x CPI <sub>3</sub>
Risk Index 2	10,856.42	10,975.84 x CPI <sub>1</sub>	11,096.57 x CPI <sub>2</sub>	11,218.63 x CPI <sub>3</sub>
Risk Index 3	10,856.42	10,975.84 x CPI <sub>1</sub>	11,096.57 x CPI <sub>2</sub>	11,218.63 x CPI <sub>3</sub>
Risk Index 4	5,010.65	5,065.77 x CPI <sub>1</sub>	5,121.49 x CPI <sub>2</sub>	5,177.83 x CPI <sub>3</sub>
Risk Index 5	3,340.43	3,377.18 x CPI <sub>1</sub>	3,414.33 x CPI <sub>2</sub>	3,451.89 x CPI <sub>3</sub>
Risk Index 6	1,670.22	1,688.59 x CPI <sub>1</sub>	1,707.16 x CPI <sub>2</sub>	1,725.94 x CPI <sub>3</sub>
Risk Index 7	835.11	844.30 x CPI <sub>1</sub>	853.59 x CPI <sub>2</sub>	862.98 x CPI <sub>3</sub>

	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
<b>Commercial agreements</b>				
First process	108.59	109.78 x CPI <sub>1</sub>	110.99 x CPI <sub>2</sub>	112.21 x CPI <sub>3</sub>
Each additional process	36.19	36.59 x CPI <sub>1</sub>	36.99 x CPI <sub>2</sub>	37.40 x CPI <sub>3</sub>
<b>Wastesafe charges</b>				
Administration charge (per waste trap)	40.94	41.39 x CPI <sub>1</sub>	41.85 x CPI <sub>2</sub>	42.31 x CPI <sub>3</sub>

**Table 5.2 Trade waste ancillary charges**

	Unit	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Additional inspection	\$/each	205.53	207.79 x CPI <sub>1</sub>	210.08 x CPI <sub>2</sub>	212.39 x CPI <sub>3</sub>
Industrial trade waste application – standard	\$/each	812.78	821.72 x CPI <sub>1</sub>	830.76 x CPI <sub>2</sub>	839.90 x CPI <sub>3</sub>
Industrial trade waste application – non-standard	\$/hr	112.11	113.34 x CPI <sub>1</sub>	114.59 x CPI <sub>2</sub>	115.85 x CPI <sub>3</sub>
Industrial trade waste application – variation	\$/each	457.77	462.81 x CPI <sub>1</sub>	467.90 x CPI <sub>2</sub>	473.05 x CPI <sub>3</sub>

**Table 5.3 Industrial pollutant charges (\$/kg above domestic equivalent)**

	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
<b>Primary wastewater treatment plants</b>				
BOD – treatment charge <sup>a</sup>	0.326	0.330 x CPI <sub>1</sub>	0.334 x CPI <sub>2</sub>	0.337 x CPI <sub>3</sub>
BOD – corrosion charge <sup>a</sup>	0.142	0.143 x CPI <sub>1</sub>	0.145 x CPI <sub>2</sub>	0.146 x CPI <sub>3</sub>
Suspended solids	0.460	0.465 x CPI <sub>1</sub>	0.470 x CPI <sub>2</sub>	0.475 x CPI <sub>3</sub>
Grease	0.417	0.421 x CPI <sub>1</sub>	0.426 x CPI <sub>2</sub>	0.431 x CPI <sub>3</sub>
<b>Secondary and tertiary wastewater treatment plants</b>				
BOD – treatment charge <sup>a</sup>	1.609	1.626 x CPI <sub>1</sub>	1.644 x CPI <sub>2</sub>	1.662 x CPI <sub>3</sub>
BOD – corrosion charge <sup>a</sup>	0.142	0.143 x CPI <sub>1</sub>	0.145 x CPI <sub>2</sub>	0.146 x CPI <sub>3</sub>
Suspended solids	1.049	1.061 x CPI <sub>1</sub>	1.073 x CPI <sub>2</sub>	1.084 x CPI <sub>3</sub>
Grease	1.086	1.098 x CPI <sub>1</sub>	1.110 x CPI <sub>2</sub>	1.122 x CPI <sub>3</sub>
Nitrogen	1.203	1.216 x CPI <sub>1</sub>	1.230 x CPI <sub>2</sub>	1.243 x CPI <sub>3</sub>
Phosphorous	1.389	1.404 x CPI <sub>1</sub>	1.420 x CPI <sub>2</sub>	1.436 x CPI <sub>3</sub>

<sup>a</sup> The total BOD price is calculated using the formula  $a + \left(b \times \frac{c}{600}\right)$  where  $a$  is the BOD treatment charge,  $b$  is the BOD corrosion charge and  $c$  the concentration of BOD in the customer's discharge measured in mg/L.



**Table 5.4 Commercial pollutant charges (\$/kL)**

	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Low strength BOD food	1.719	1.738 x CPI <sub>1</sub>	1.757 x CPI <sub>2</sub>	1.776 x CPI <sub>3</sub>
High strength BOD food	2.383	2.409 x CPI <sub>1</sub>	2.435 x CPI <sub>2</sub>	2.462 x CPI <sub>3</sub>
Automotive	0.490	0.495 x CPI <sub>1</sub>	0.501 x CPI <sub>2</sub>	0.506 x CPI <sub>3</sub>
Laundry	0.403	0.407 x CPI <sub>1</sub>	0.412 x CPI <sub>2</sub>	0.416 x CPI <sub>3</sub>
Lithographic	0.282	0.285 x CPI <sub>1</sub>	0.289 x CPI <sub>2</sub>	0.292 x CPI <sub>3</sub>
Photographic	Nil	Nil	Nil	Nil
Equipment hire wash	2.835	2.866 x CPI <sub>1</sub>	2.898 x CPI <sub>2</sub>	2.930 x CPI <sub>3</sub>
Ship to shore	Nil	Nil	Nil	Nil
Miscellaneous	Nil	Nil	Nil	Nil
Other (default)	Nil	Nil	Nil	Nil
Charge for low and high strength BOD food if pre-treatment is not maintained in accordance with requirements	13.292	13.438 x CPI <sub>1</sub>	13.586 x CPI <sub>2</sub>	13.736 x CPI <sub>3</sub>

**Table 5.5 Corrosive substance charges (\$/ML)**

	Unit	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
Acidity (pH) <sup>a</sup>	Per ML of wastewater with <pH7	74.348	75.166 x CPI <sub>1</sub>	75.993 x CPI <sub>2</sub>	76.829 x CPI <sub>3</sub>
Temperature <sup>b</sup>	Per ML of wastewater with temperature >25°C	8.231	8.321 x CPI <sub>1</sub>	8.413 x CPI <sub>2</sub>	8.505 x CPI <sub>3</sub>

<sup>a</sup> The charge is multiplied by the number of pH units by which the wastewater is less than pH7, e.g. if the pH is pH5 then the charge will be multiplied by two. 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, e.g., a pH6.5 will be rounded up to pH7 and a pH6.3 will be rounded down to pH6.

<sup>b</sup> The charge is multiplied by the number of degrees Celsius (°C) by which the temperature of the wastewater is greater than 25°C, e.g. if the temperature of the wastewater is 27°C then the charge will be multiplied by two. 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 0.5 or more and rounded down where the decimal number is less than 0.5, e.g., a temperature of 25.5°C will be rounded up to 26°C and a temperature of 25.3°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.]**

## Schedule 6 Miscellaneous Customer Services

### 1 Maximum prices for Miscellaneous Customer Services

The maximum price that Sydney Water may levy for a Miscellaneous Customer Service listed in Table 6.1 is the corresponding price in Table 6.1 for the applicable Period.

**[Note: A reference in Table 6.1 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 6.1 Maximum prices for Miscellaneous Customer Services**

No	Miscellaneous Customer Service	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
1	Conveyancing certificate electronic	7.16	7.25 x CPI <sub>1</sub>	7.33 x CPI <sub>2</sub>	7.40 x CPI <sub>3</sub>
2	Property sewerage diagram				
	(a) Over the counter	N/A	N/A	N/A	N/A
	(b) Electronic	13.67	13.83 x CPI <sub>1</sub>	13.98 x CPI <sub>2</sub>	14.13 x CPI <sub>3</sub>
	(c) Online	24.56	24.82 x CPI <sub>1</sub>	25.10 x CPI <sub>2</sub>	25.38 x CPI <sub>3</sub>
3	Service location diagram				
	(a) Over the counter	N/A	N/A	N/A	N/A
	(b) Electronic	7.80	7.88 x CPI <sub>1</sub>	7.96 x CPI <sub>2</sub>	8.05 x CPI <sub>3</sub>
	(c) Online	16.55	16.73 x CPI <sub>1</sub>	16.91 x CPI <sub>2</sub>	17.10 x CPI <sub>3</sub>
4	Special meter reading statement	37.27	37.68 x CPI <sub>1</sub>	38.10 x CPI <sub>2</sub>	38.52 x CPI <sub>3</sub>
5	Billing record search statement – up to and including 5 years	34.53	34.91 x CPI <sub>1</sub>	35.30 x CPI <sub>2</sub>	35.69 x CPI <sub>3</sub>
6	Building over/Adjacent to asset advice	47.02	47.54 x CPI <sub>1</sub>	48.06 x CPI <sub>2</sub>	48.60 x CPI <sub>3</sub>
7	Water reconnection	56.52	57.14 x CPI <sub>1</sub>	57.77 x CPI <sub>2</sub>	58.41 x CPI <sub>3</sub>
8	Workshop test of water meter				
	(a) 20mm, 25mm and 32mm meters	181.01	183.00 x CPI <sub>1</sub>	185.01 x CPI <sub>2</sub>	187.05 x CPI <sub>3</sub>
	(b) 40mm and 50mm light meters	223.69	226.15 x CPI <sub>1</sub>	228.63 x CPI <sub>2</sub>	231.15 x CPI <sub>3</sub>
	(c) 50mm heavy, 80mm, 100mm and 150mm meters	249.41	252.15 x CPI <sub>1</sub>	254.96 x CPI <sub>2</sub>	257.72 x CPI <sub>3</sub>
	(d) 200mm, 250mm and 300mm meters	416.04	420.61 x CPI <sub>1</sub>	425.24 x CPI <sub>2</sub>	429.92 x CPI <sub>3</sub>
9	Water service disconnection	Nil	Nil	Nil	Nil
10	Water service connection installation application	Nil	Nil	Nil	Nil
11	Water service connection approval application (32-65mm)	334.18	337.86 x CPI <sub>1</sub>	341.58 x CPI <sub>2</sub>	345.34 x CPI <sub>3</sub>
12	Water service connection approval application (80mm or greater)	334.18	337.86 x CPI <sub>1</sub>	341.58 x CPI <sub>2</sub>	345.34 x CPI <sub>3</sub>
13	Application to assess a water main adjustment	N/A	N/A	N/A	N/A

No	Miscellaneous Customer Service	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
14	Standpipe hire – security bond	N/A	N/A	N/A	N/A
15	Standpipe hire – annual fee	N/A	N/A	N/A	N/A
16	Standpipe water usage fee	N/A	N/A	N/A	N/A
17	Backflow prevention device application and registration fee	N/A	N/A	N/A	N/A
18	Backflow prevention device annual administration fee	N/A	N/A	N/A	N/A
19	Major works inspection fee	N/A	N/A	N/A	N/A
20	Statement of available pressure and flow	138.43	139.95 x CPI <sub>1</sub>	141.50 x CPI <sub>2</sub>	143.05 x CPI <sub>3</sub>
21	Request for asset construction details	51.54	52.10 x CPI <sub>1</sub>	52.67 x CPI <sub>2</sub>	53.26 x CPI <sub>3</sub>
22	Supply system diagram	148.46	150.09 x CPI <sub>1</sub>	151.75 x CPI <sub>2</sub>	153.41 x CPI <sub>3</sub>
23	Building plan approval application	17.63	17.82 x CPI <sub>1</sub>	18.02 x CPI <sub>2</sub>	18.21 x CPI <sub>3</sub>
24	Asset adjustment application	272.28	275.28 x CPI <sub>1</sub>	278.30 x CPI <sub>2</sub>	281.37 x CPI <sub>3</sub>
25	Water main fitting adjustment application	Nil	Nil	Nil	Nil
26	Water pump application	138.43	139.95 x CPI <sub>1</sub>	141.50 x CPI <sub>2</sub>	143.05 x CPI <sub>3</sub>
27	Extended private service application	Nil	Nil	Nil	Nil
28	Wastewater connection installation application	Nil	Nil	Nil	Nil
29	Wastewater ventshaft relocation application	Nil	Nil	Nil	Nil
30	Disuse of wastewater pipe or structure	Nil	Nil	Nil	Nil
31	Stormwater connection approval application	Nil	Nil	Nil	Nil
32	Application for inspection of stormwater connection	Nil	Nil	Nil	Nil
33	Development requirements application				
	(a) Development requirements – complying development	199.72	201.92 x CPI <sub>1</sub>	204.13 x CPI <sub>2</sub>	206.38 x CPI <sub>3</sub>
	(b) Development requirements – other	528.16	533.96 x CPI <sub>1</sub>	539.84 x CPI <sub>2</sub>	545.78 x CPI <sub>3</sub>
34	Road closure application	Nil	Nil	Nil	Nil
35	Water and sewer extension application	528.16	533.96 x CPI <sub>1</sub>	539.84 x CPI <sub>2</sub>	545.78 x CPI <sub>3</sub>

No	Miscellaneous Customer Service	1 July 2020 to 30 June 2021 (\$)	1 July 2021 to 30 June 2022 (\$)	1 July 2022 to 30 June 2023 (\$)	1 July 2023 to 30 June 2024 (\$)
36	Monthly meter reading request by customer	12.02	12.15 x CPI <sub>1</sub>	12.28 x CPI <sub>2</sub>	12.42 x CPI <sub>3</sub>
37	Replacement of meter damaged by customer/customer's agent				
	(a) 20mm meter	197.40	199.57 x CPI <sub>1</sub>	201.76 x CPI <sub>2</sub>	203.98 x CPI <sub>3</sub>
	(b) 25mm, 32mm and 40mm meters	273.28	276.29 x CPI <sub>1</sub>	279.32 x CPI <sub>2</sub>	282.40 x CPI <sub>3</sub>
38	Integrated service connection application	263.67	266.57 x CPI <sub>1</sub>	269.50 x CPI <sub>2</sub>	272.47 x CPI <sub>3</sub>
39	Sydney Water hourly rate	150.47	152.12 x CPI <sub>1</sub>	153.80 x CPI <sub>2</sub>	155.50 x CPI <sub>3</sub>
40	Remote read meter (one off fee)				
	(a) 20mm meter	219.28	221.69 x CPI <sub>1</sub>	224.13 x CPI <sub>2</sub>	226.60 x CPI <sub>3</sub>
	(b) 25mm meter	231.04	233.59 x CPI <sub>1</sub>	236.15 x CPI <sub>2</sub>	238.75 x CPI <sub>3</sub>
	(c) 32mm, 40mm, 50mm light meters	253.57	256.36 x CPI <sub>1</sub>	259.18 x CPI <sub>2</sub>	262.03 x CPI <sub>3</sub>
	(d) 50mm heavy, 80mm and 100mm meters	444.84	449.73 x CPI <sub>1</sub>	454.68 x CPI <sub>2</sub>	459.68 x CPI <sub>3</sub>
41	Inaccessible meter fee (quarterly charge)	10.00	10.11 x CPI <sub>1</sub>	10.22 x CPI <sub>2</sub>	10.33 x CPI <sub>3</sub>
42	Backflow annual test	233.79	236.37 x CPI <sub>1</sub>	238.96 x CPI <sub>2</sub>	241.59 x CPI <sub>3</sub>

## Schedule 7 Statement of reasons for setting methodologies

### 1 Legislative framework

- (a) Under section 13A of the IPART Act, IPART may not choose to make a determination that involves setting the methodology for fixing a maximum price, unless IPART is of the opinion that it is impractical to make a determination directly fixing the maximum price.
- (b) If IPART makes a determination that involves setting the methodology for fixing a maximum price then it must include a statement of reasons as to why it chose to set a methodology.

### 2 Statement of reasons

#### 2.1 Methodology for Water Supply Services

IPART has set a methodology for fixing the maximum price for Water Supply Services. This is because the cost of providing Water Supply Services depends on a number of variables such as the volume of water supplied to a Property, the Meter size and metering arrangement. As part of the methodology, water usage charges are higher on Drought Response Days. This is because Sydney Water's costs are higher during drought. It is impractical to make a determination directly fixing a maximum price.

#### 2.2 Methodology for Sewerage Services

IPART has set a methodology for fixing the maximum price for Sewerage Services. This is because the cost of providing Sewerage Services depends on a number of variables such as the volume of sewage discharged from a Property. It is impractical to make a determination directly fixing a maximum price.

#### 2.3 Methodology for Trade Waste Services

IPART has set methodologies for fixing the maximum price for Trade Waste Services. This is because the cost of providing Trade Waste Services depends on a number of variables that are different for each category of customer. These variables include the different types of administration fees that may apply, the different types of pollutants that may be in the trade waste and the location of the wastewater treatment plant at which the Trade Waste Services are supplied. It is impractical to make a determination directly fixing a maximum price.

## Schedule 8 Definitions and interpretation

### 1 Definitions

#### 1.1 General definitions

In this determination:

**2016 Determination** means IPART's determination No. 5 of 2016 titled '*Sydney Water Corporation – Maximum prices for water, sewerage, stormwater drainage and other services from 1 July 2016*' published in New South Wales, *Government Gazette*, No. 53 of 24 June 2016, p 1665.

**2017 Metropolitan Water Plan** means the document titled '*2017 Metropolitan Water Plan – Water for a Liveable, Growing and Resilient Greater Sydney*' published by the Department of Industry, Skills and Regional Development in March 2017, as updated from time to time.

**2017 Wholesale Services Determination** means IPART's determination dated June 2017 and titled '*Sydney Water Corporation – Maximum prices for wholesale water, sewerage and trade waste services from 1 January 2018 (excluding services supplied to recycled water systems)*', published in New South Wales, *Government Gazette*, No. 77 of 7 July 2017, p 3668.

**Available Storage** means the total available storage in Greater Sydney's water supply reservoirs as published through a Daily Verified Storage Figure.

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

**BOD** means Biochemical Oxygen Demand.

**Cease Day** means a day that is exactly 31 days after a day on which the following two criteria are satisfied:

- (a) it occurs after the First Drought Level Day; and
- (b) a Daily Verified Storage Figure is published showing Available Storage is equal to or greater than 70% for the first time since Available Storage last fell below 60%.

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

**Commercial Customer** means a Property assessed by Sydney Water to be a commercial customer for trade waste purposes in accordance with the Trade Waste Policy.

**Common Meter** means a Meter which serves a Multi-Premises or Joint Water Supply Services Arrangement, where the Meter measures the water supplied to the Multi-Premises or Joint Water Supply Services Arrangement but not to each relevant Property located on or within that Multi-Premises or Joint Water Supply Services Arrangement.

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

**Contingent Cost Adjustment** means the adjustment to the base water supply service charge calculated under clause 6 of Schedule 1.

**CPI Multiplier** has the meaning given to it in clause 1.2(b) of Schedule 8.

**Daily Verified Storage Figure** means:

- (a) a verified figure showing the level of total available storage in Greater Sydney's water supply reservoirs and published daily on the Water NSW website; or
- (b) if for any reason a verified figure described in paragraph (a) is not published, a figure showing the level of total available storage in Greater Sydney's water supply reservoirs notified or published by Water NSW or another authority nominated by the Minister responsible for Part 2 of the WIC Act.

**Drought Response Day** means a day that falls within a period which commences on and includes a Trigger Day and ends on and includes the day before the next Cease Day.

**Exempt Land** means land exempt from service charges under section 67(1) of the Sydney Water Act.

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

**First Drought Level Day** means the first day on or after the Commencement Date on which a Daily Verified Storage Figure is published showing Available Storage is below 60%.

**Hostel** means a premises that generally provides short-term tourist and visitor accommodation on a bed basis (rather than a room or self-contained suite basis).

**Hotel** means a premises that generally provides temporary or short-term accommodation on a room or self-contained suite basis.

**Individual Meter** means a Meter that serves a Property, where the Meter only measures water supplied to that Property.

**Industrial Customer** means a Property assessed by Sydney Water to be an industrial customer for trade waste purposes in accordance with 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 established under the IPART Act.

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

**Joint Sewerage Services Arrangement** means a servicing arrangement (other than a Non-Residential Multi-Premises Joint Sewerage Services Arrangement) whereby



Sydney Water provides Sewerage Services to two or more Properties through a single connection point to the Sewerage System. The “parent” of the Joint Sewerage Services Arrangement is the Property or Multi-Premises directly connected to the Sewerage System. Each Property (including any Property in a Multi-Premises) that is indirectly connected to the Sewerage System through private infrastructure connected to the “parent” is a “child” Property.

**Joint Water Supply Services Arrangement** means a servicing arrangement (other than a Non-Residential Multi-Premises Joint Water Supply Services Arrangement) whereby Sydney Water provides Water Supply Services to two or more Properties through a single connection point to the Water Supply System. The “parent” of the Joint Water Supply Services Arrangement is the Property or Multi-Premises directly connected to the Water Supply System. Each Property (including any Property in a Multi-Premises) that is indirectly connected to the Water Supply System through private infrastructure connected to the “parent” is a “child” Property.

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

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

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

**Large Boarding House** means a Boarding House with more than 10 rooms that may be let to tariff-paying occupants.

**Large Non-Residential Customer** means a customer that receives Water Supply Services to one of more Non-Residential Properties and has an annual water consumption that is greater than 7.3 ML.

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

**Low Impact** means, in relation to a Property, that it has been assessed by Sydney Water as being ‘low impact’.

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

**Meter Reading Period** means a period equal to the number of days between two dates on which Sydney Water reads a Meter. For the purpose of calculating the period, it includes the most recent date on which Sydney Water read the Meter but does not include the previous date on which Sydney Water read the Meter.

**Metered Standpipe** means a portable metered device for temporary connection to the Water Supply System.

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

**Mixed Multi-Premises** means a Multi-Premises that contains at least one Residential Property and at least one Non-Residential Property.

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

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

**Negotiated Services Agreement** means a written agreement between Sydney Water and a Large Non-Residential Customer, a copy of which is provided to IPART by Sydney Water, under which Sydney Water agrees to provide Water Supply Services and/or Sewerage Services to the Large Non-Residential Customer at prices that are not the maximum prices set out in this determination.

**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 Meter is installed to service the Property (including where a Meter is installed to service a Multi-Premises of which the Property forms a part).

**Non-Drought Response Day** means a day that falls within a period which commence on and includes the Commencement Date or a Cease Day, as the case may be, and ends on and includes the day before the next Trigger Day.

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

**Non-Residential Multi-Premises Joint Sewerage Services Arrangement** means a servicing arrangement whereby Sydney Water provides Sewerage Services to two or more Non-Residential Multi-Premises but only one of those Non-Residential Multi-Premises is directly connected to the Sewerage System with the other Non-Residential Multi-Premises being indirectly connected to the Sewerage System through private infrastructure.

**Non-Residential Multi-Premises Joint Water Supply Services Arrangement** means a servicing arrangement whereby Sydney Water provides Water Supply Services to two or more Non-Residential Multi-Premises but only one of those Non-Residential Multi-Premises is directly connected to the Water Supply System with the other Non-Residential Multi-Premises being indirectly connected to the Water Supply System through private infrastructure.

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

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

**Pass-Through Charging Period** means a 12 month period from 1 April to 31 March.

**Period** means, as the case may be:

- (a) 1 July 2020 to 30 June 2021;
- (b) 1 July 2021 to 30 June 2022;
- (c) 1 July 2022 to 30 June 2023; and
- (d) 1 July 2023 to 30 June 2024.

**Property** includes:

- (a) a Strata Title Lot;
- (b) a Company Title Dwelling;
- (c) a community development lot, precinct development lot, or neighbourhood lot, as those terms are defined under the *Community Land Development Act 1989* (NSW);
- (d) a premises that contains two separate dwellings that is served by a single Meter (where neither dwelling is a dwelling to which any of paragraphs (a) to (c) apply);
- (e) a building, or part of a building, occupied or available for occupation as a separate dwelling or separate place of business, other than a building to which any of paragraphs (a) to (d) apply;
- (f) land (including Vacant Land);
- (g) a Hostel;
- (h) a Hotel; or
- (i) a Boarding House.

**Property Area** means the area of the land that comprises a Non-Residential Property measured in square metres.

**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 Australia Drinking Water Guidelines, as amended from time to time.

**Redeveloped Property** means a Property that has been developed after 1 July 2016 through subdivision, the construction of strata-titled Properties or a change in Property type.

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

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

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

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

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

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

**SDP Adjustment** means the adjustment to the base water supply service charge calculated under clause 4 of Schedule 1.

**SDP Construction Commencement Notification** means a notification, in writing, from a Minister of the Government to IPART that construction has commenced on the expansion of the SDP Plant.

**SDP Determination** means any determination or determinations by IPART in force from time to time in respect of any services supplied by SDP for which SDP is a monopoli supplier under section 51(1) of the WIC Act.

**SDP Plant** means SDP's plant in the suburb of Kurnell.

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

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

**Shoalhaven Transfer** means the transfer by Water NSW of water from the Tallowa Dam on the Shoalhaven River to other water storages in New South Wales pursuant to the requirements of the 2017 Metropolitan Water Plan.

**Small Boarding House** means a Boarding House with 10 or fewer rooms that may be let to tariff-paying occupants.

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

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

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

**Subsequent Drought Level Day** means a day:

- (c) which occurs after the First Drought Level Day; and
- (d) on which a Daily Verified Storage Figure is published showing Available Storage is below 60% for the first time since Available Storage was last equal to or greater than 70%.

**Sydney Water** means Sydney Water Corporation constituted under the Sydney Water Act.

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

**Sydney Water Developer Direct** means the business unit operated by Sydney Water of that name, including as renamed from time to time.

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

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

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

**Trigger Day** means:

- (a) the day that is exactly 31 days after the First Drought Level Day; or
- (b) a day that is exactly 31 days after a Subsequent Drought Level Day.

**Unconnected Property** means:

- (a) in the context of Schedule 1, a Property that is not connected to the Water Supply System; and
- (b) in the context of Schedule 2, a Property that is not connected to the Sewerage System.

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

**Unmetered Period** means a period, or part thereof, for which a Property is an Unmetered Property.

**Unmetered Property** means a Property that is connected to the Water Supply System or Sewerage System and is not served by a Meter.

**Vacant Land** means land that has no capital improvements and no connection to the Water Supply System or Sewerage System.

**Wastesafe** means an electronic tracking system used by Sydney Water to monitor the generation, collection, transport and disposal of grease trap waste.

**WNSW Adjustment** means the adjustment to the base water supply service charge calculated under clause 5 of Schedule 1.

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

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

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

## 1.2 Consumer Price Index

- (a) CPI means the consumer price index All Groups index number for the weighted average of eight capital cities, published by the Australian Bureau of Statistics; or, if the Australian Bureau of Statistics does not or ceases to publish the index, then CPI will mean an index determined by IPART.
- (b) Where this determination provides that an amount is to be adjusted by the applicable CPI Multiplier, it is to be multiplied by:
- (1)  $CPI_1$  for the Period from 1 July 2021 to 30 June 2022;
  - (2)  $CPI_2$  for the Period from 1 July 2022 to 30 June 2023; or
  - (3)  $CPI_3$  for the Period from 1 July 2023 to 30 June 2024.
- (c) In this determination:

$$CPI_1 = \frac{CPI_{March2021}}{CPI_{March2020}}$$

$$CPI_2 = \frac{CPI_{March2022}}{CPI_{March2020}}$$

$$CPI_3 = \frac{CPI_{March2023}}{CPI_{March2020}}$$

$$CPI_0^* = \frac{CPI_{December2019}}{CPI_{March2020}}$$

$$CPI_1^* = \frac{CPI_{December2020}}{CPI_{March2020}}$$

$$CPI_2^* = \frac{CPI_{December2021}}{CPI_{March2020}}$$

Where:

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

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

$CPI_{March2022}$  means CPI for the March quarter of 2022;

$CPI_{March2023}$  means CPI for the March quarter of 2023;

$CPI_{December2019}$  means CPI for the December quarter of 2019;

$CPI_{December2020}$  means CPI for the December quarter of 2020; and

$CPI_{December2021}$  means CPI for the December quarter of 2021.

## 2 Interpretation

### 2.1 General provisions

In this determination:

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

### 2.2 Explanatory notes and clarification notice

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



## 2.3 Maximum prices exclusive of GST

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

## 2.4 Rounding rule

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

## 2.5 Billing and pro-rating

- (a) For the avoidance of doubt, nothing in this determination affects:
  - (1) when Sydney Water may issue a bill to a customer for prices or charges under this determination; or
  - (2) when Sydney Water must read a Meter.
- (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 must be pro-rated based on the number of days falling within the relevant billing period. Billing frequency is dealt with in the customer contract available on Sydney Water's website.]**

**[Example: If Sydney Water reads the Meter at a Residential Property on 1 June 2021 and then again on 30 August 2021, the Meter Reading Period is 90 days. The first 29 days (excluding 1 June 2021) are in the Period from 1 July 2020 to 30 June 2021. The last 61 days (including 30 August 2021) are in the Period from 1 July 2021 to 30 June 2022. If the Meter measured that 180 kilolitres of Filtered Water had been used in the Meter Reading Period, 58 kilolitres would be allocated to the Period commencing 1 July 2020 and the remaining 122 kilolitres would be allocated to the Period commencing on 1 July 2021.]**



- (c) For the purposes of the Sydney Water Act and Sydney Water's customer contract, the following charges are to be treated as part of the service charge for the relevant Monopoly Service:
- (1) any part of the water usage charge based on volumes deemed to have been supplied during an Unmetered Period under clause 7.2 of Schedule 1; and
  - (2) the sewerage usage charge for any Property (other than Exempt Land) deemed to have a single 20mm Meter under clause 2.2(a) of Schedule 2.

## 2.6 This determination fixes maximum prices

For the avoidance of doubt, this determination fixes the maximum prices that Sydney Water may levy for the Monopoly Services. It does not specify who Sydney Water must levy the maximum prices on.

**[Example: The maximum price that Sydney Water may levy for supplying Water Supply Services to a Residential Property in a Multi-Premises that is served by a single Common Meter is the sum of the applicable service charge and the Residential Property's share of the water usage charge for the Multi-Premises. This determination does not prevent Sydney Water from levying the service charge on the owner of the Residential Property and the aggregate water usage charge on the relevant owners corporation.]**

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

### Rouse Hill Stormwater Catchment Area

-  Rouse Hill Stormwater Catchment Area
-  Existing Kellyville Village

