WEST CORURGAN
PRIVATE IRRIGATION DISTRICT

GENERAL POLICY BOOKLET

JULY 2026

To be read in conjunction with
The Rules
Of
West Corurgan Board of Management
01 March 2025

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Definitions

Annual Network Access Fee is the annual fixed fee charged to the owner of Delivery Entitlements for ongoing network access to delivery services within West Corurgan Private Irrigation District (WCPID).

Allocation Water Determination (AWD) is the amount of water a landholder with Water Entitlements is allocated against their Water Entitlements.
It determines the percentage allocation of water against total Water Entitlements held.

Allocation Water Transfer is a quantity of water allocation able to be transferred or traded from one WAL to another or transferred internally from one landholding to another irrigatable landholding during an allocation season.

Ancillary Flow Fee is a rate per megalitre charged to those owners who have delivered to their landholding a quantity of water in excess of 110% of the Delivery Entitlement held. This fee only applies to allocation transferred into WCPID from an External WAL, or properties where Water Entitlement exceeds Delivery Entitlement.

Available Water is the volume of water available for irrigation supply on a Landholders Group Water Access Management (WAM) Account. The volume of water available for irrigation supply consists of allocation water (AWD), carryover water and any temporary water purchases. Available water is only valid for the current irrigation season.

Board means the Board of Management trading as West Corurgan Private Irrigation District (WCPID) as elected in accordance with the WCPID Rules
Refer The WCPID Rules, Clause 2, Section 2.7.

Carryover Water is the volume of unused Available Water at the end of an irrigation season that is automatically carried over into the next irrigation season.
The maximum amount of Carryover Water cannot exceed 50% of total Water Entitlements held on each individual landholding or non-landholding account, as per the Water NSW Water Sharing Plan, Zone 10, Regulated Murray.
Carryover water can impact on the amount of annual allocation (AWD) received.

Conveyance Water is a quantum of water required to fill and maintain WCPID's network to a level that will provide service delivery to owners, regardless of allocation percentage.

Delivery Entitlement means the right to have a quantity of irrigation water delivered to a landholding, using WCPID water supply and delivery system, usually equivalent to the number of West Corurgan Water Entitlements assigned to a landholding within the WCPID. If Water Entitlements exceed Delivery Entitlements, the Ancillary Flow Fee may apply.

Future Fund Levy: Determined by Board approval and reviewed annually.

Holding is an area of land within the boundaries of WCPID that has access to irrigation and or Stock and Domestic water supply.

Irrigated Holding means a landholding with a minimum of fifty (50) Delivery Entitlements attached.

Irrigation Season means the period from 1 July in any one year to 30 June the following year or any other period the Board may determine within 1 July to 30 June.

Irrigation Supply means the supply of water to the owner's boundary, or other point as may be agreed upon by the Board, in accordance with the Board's regulations.

Member means the owner/s of an irrigated holding or the owner/s of a holding to which a registered Stock and Domestic water supply is made available within WCPID.
A Member may be a Class 1 or Class 2 Member.

> **Class one (1) member** means an owner of land that holds Delivery Entitlements and/or a Stock & Domestic Licence, to which the Works Plan applies and who has full voting rights for Board elections and at meetings of the Corporation. A Class 1 member may be a company whose voting rights are exercised by a person nominated by said company in writing, from time to time.
> **Class two (2) member** means an owner of Water Entitlements, but with no Delivery Entitlements, nor a Stock & Domestic licence. A Class 2 member does not have any voting rights. A Class 2 member can be a company.

Non-irrigated landholding means a holding where there are no Delivery Entitlements and only a Stock and Domestic licence and is land to which the Works Plan applies.

Non-irrigating water holder means a member who holds Water Entitlements but holds no Delivery Entitlements. A non-irrigating water holder may, or may not, be a landholder to which the Works Plan applies. This is a Class 2 member.

Parked Water is an Agreement by a WCPID Member or the WCPID Board to carryover another Member's (or an outside party's) allocation water at the end of one irrigation season into the next irrigation season by way of a transfer.
The total volume of parked water and existing allocation water cannot exceed 50% of the total Water Entitlements held by that Member.

Rates and Charges means all fees, levies, interest, and rates applicable for Delivery and Water Entitlements and Stock and Domestic supplies charged by the Board in accordance with the provisions of the Water Management Act 2000. Rates and charges imposed on the owner within the WCPID are a charge on the land under the provisions of Section 355 of the NSW Water Management Act 2000.

Stock and Domestic means the supply of water in accordance with the Board's regulations, solely for the purpose of Stock and Domestic use.

Subdivision of Holding means the subdivision of a holding in accordance with any changes to the legal description of a holding by reference to Lot and DP in a plan of subdivision, currently or proposed to be registered at the New South Wales Titles Office and including the subdivision of the Water Entitlements and Delivery Entitlements associated with the subdivided holding.
Refer: The WCPID Rules, Clause 2 Section 2.4.3.

Subdivision of Water Entitlements occurs when there is a division of land and as such the corresponding Water Entitlements are divided. Application to the Board for approval is required.

Subdivision of Delivery Entitlements: Owners shall not subdivide any property to which Delivery Entitlements relate, without prior application to, and approval by the Board.

Termination Fee is the fee levied by the Board when the whole or any part of the Delivery Entitlements are terminated. Payment of this fee concludes any rights or obligations associated with that Delivery Entitlement. Termination fees are calculated on the maximum applicable fee under the Water Charge Rule 2010.[1]

Transformation is the process whereby a WCPID Member permanently transfers or trades their Water Entitlements, or a portion of their Water Entitlements held in the WCPID Board of Management WAL into another WAL, not held by WCPID.

Transmission Loss Factor is a quantum of water lost from the WCPID Board of Management WAL during the course of ordinary service delivery and may consist of evaporation, seepage, breaches, or infrastructure.

WAL stands for Water Access Licence.

Water Entitlement means the part of the share component of WCPID Access Licence that is available to a member.

Water Supply means the supply of a quantity of water via WCPID's Board of Management infrastructure with there being no guarantee that the Board can provide access to or supply water at all times.

1. The Water Charge Rules 2010, which came into effect on July 24, 2010, (amended 2020) aim to ensure transparency and consistency in water infrastructure and planning/management charges within the Murray-Darling Basin. These rules, made under the Water Act 2007, require infrastructure operators to publish detailed information about their charges, including a schedule of charges. The ACCC (Australian Competition and Consumer Commission) monitors and enforces these rules but does not resolve individual water market disputes.

Property Groups

1. The WCPID Water Access Management (WAM) system automatically places an individual landholding in a group, so all WCPID landholdings are in a group.

2. Individual properties within groups will have equal access to all allocation water belonging to the group, whether it is part of allocations made, or allocation water traded in. Any allocation trades out, by any member of the group, will be taken from the group total.

3. Groupings can only be altered/extinguished at the end of an irrigation season unless the written permission of all existing members of the group is obtained, or through change of ownership. Any trades required as part of this process will require the appropriate transfer forms to be completed and will be charged the current scheduled fee.

4. At the end of each irrigation season any allocation remaining in the group can be distributed based on the Water Entitlements held on each of the properties in the group to maximise carryover opportunities.

5. A transfer fee is not charged for this 're-allocation' of water within the group. Any allocation trade other than this has to be paid for as a normal allocation trade.

6. Although individual properties within a group are invoiced separately, they are grouped for total accounts purposes. All outstanding monies owing on any one property must be paid prior to the total group being eligible to access water. All charges based on water usage are charged to the group, not to each individual landholding using water.

Delivery Entitlements

1. Delivery Entitlements can only be held by WCPID landowners and must correspond to the owner's landholding. Delivery Entitlements cannot be held with a Non-Landholding Allocation Account, or by the Board on trust for sale, transfer of for any other purposes on behalf of any other person.

2. Ownership of Delivery Entitlements shall be determined to be the same ownership that the Board has registered at the 1 January 2010 in respect of land ownership for the purposes of the Board of Management Electoral Procedure under the provisions of the NSW Water Management Act 2000, or if that information is not current the land title as at the 1 January 2010 as proven by Land Title Search.

3. Delivery Entitlements cannot be transferred out of WCPID.

4. There will be no issue of additional Delivery Entitlements by the Board unless there are additional Water Entitlements added to the Board's WAL and then an equivalent number of additional Delivery Entitlements shall be created and allocated.

5. In the event of a Water Entitlement trade between the WCPID Board and a WCPID Member, an equivalent number of Delivery Entitlements will automatically trade with those Water Entitlements, unless at the time of transfer, the Transferor elects to either terminate the Delivery Entitlements by the payment of the Termination Fee, or retains the Delivery Entitlements on the Transferors holding and continues to pay the Annual Access Fee.

6. Applications to transfer Delivery Entitlements will be evaluated by the Board to assess potential impacts on channel capacity and flow regimes.

7. Delivery Entitlements may only be transferred internally upon application to and by approval from the Board.

8. In the event of transfer of Water Entitlements off the WCPID Board's WAL by way of sale or Transformation, the options in regard to the Delivery Entitlements are:
    a. Termination of the Delivery Entitlements by the payment of a Termination Fee.
    b. If the Transferor remains a landholder, the Delivery Entitlements can be retained with the landholding and any successor in the title of the land will continue to pay the Annual Access Fees.

9. Rates and Charges in respect of Delivery Entitlements applicable to the provision of water supply to a landholding, shall be a charge on that land under the provisions of the
   WCPID Rules, Clause 5, and in accordance with the
   NSW Water Management Act 2000, Part 2, Div 6 (5) (b)

Delivery Entitlements

10. Costs attributable to the Termination of Delivery Entitlements include, but are not limited to:
    a. Administrative/Legal Costs incurred by the Board and
    b. The cost of decommissioning any supply/ metering structures relating to the terminated entitlements.
    c. Termination Fee.

11. In the event of an owner terminating a or portion, of their Delivery Entitlements and the Board shall charge an Ancillary Flow Fee per megalitre on those megalitres delivered that are 110% in excess of the Delivery Entitlements held by that landholder.

12. In the event of applications for a supply of water to a landholding that has no Delivery Entitlements but with potential water access, the Board may, by way of contractual arrangement enter into an agreement for the applicant to access the Board's distribution network.

    The agreement shall include but not be limited to:
    a. The Infrastructure Admission Access Fee
    b. A Structure/ Metering Installation Fee
    c. A Fee Structure relating to the new supply.

13. All outstanding rates and charges, including fees applicable to the Termination of Delivery Entitlements shall be paid prior to approval being granted by the Board.

Subdivision

14. Owners shall not subdivide any property to which Delivery Entitlements relate, without prior application to and approval from the Board.
    Applications to transfer Delivery Entitlements will be evaluated by the Board to assess potential impacts on channel capacity and flow regimes.

    Usually, the separate Lot/s created on a subdivided property will hold the equivalent number of Delivery Entitlements and Water Entitlements.

However, if an owner wishes to create a new Lot/s which do not have any Water Entitlements, then the Board shall be entitled to determine the number of Delivery Entitlements to attach to such Lot/s created on that subdivision.

The owner shall have the option of either:

a. terminating the existing Delivery Entitlements or
b. transferring the Delivery Entitlements (as determined by the Board) to attach to the new Lot/s or
c. to retain the Delivery Entitlements on the existing Lot/s.

Delivery Entitlements

Subdivision cont.

The owner and any successor in title will continue to pay the Annual Access Fee as per the current Schedule of Fees & Charges.

In any such subdivision, the minimum quantity of Delivery Entitlements for irrigation or commercial use is 50, or 5 Delivery Entitlements for a Member Tier 1 Stock and Domestic supply.
If no Delivery Entitlements are held but Stock & Domestic supply only is requested, then a Tier 2 or Tier 3 licence may be applied for.
Refer: General Policy Booklet, Stock & Domestic

15. In the event of an owner transferring a quantity of Water Entitlements or subdividing Water Entitlements or a Landholding that results in there being an excess of Delivery Entitlements over Water Entitlements on the landholding, the Board may require security to be given, at the costs of the owner, for the payment of charges relating to ongoing annual access fees and ongoing delivery fees.

    Security in the form of a Caveat will be lodged on properties where the number of Delivery Entitlements exceeds five times the number of Water Entitlements remaining.

    In the event of a sub-division resulting in a five-time excess of Delivery Entitlements over Water Entitlements on the landholding, the Landholder(s) are deemed to agree to the lodgement of a Caveat.
    The Board will be entitled to lodge a Caveat on the Title to the Landholding, so as to constitute evidence of the charge on the landholding.
    Refer: The WCPID Rules, Clause 5, Section 5.2.4.

    Where an individual landholding is held within a Group, the total Water Entitlements and Delivery Entitlements of the entire Group will be totalled when calculating the five (5) times rule, which may then negate the need for a Caveat to be lodged.

16. For each property engaged in irrigation or commercial use, Landholders need to ensure each individual property holds:
    - Not less than fifty (50) Delivery Entitlements and
    - If Water Entitlements are not held by that holding, then.

    a quantity of water allocation equal to the amount of water that is to be supplied to the holding for irrigation purposes can be satisfied by a temporary transfer of allocation water.

    Individual properties within Groups will have equal access to all allocation water belonging to the Group, whether it is part of allocation determinations or allocation water traded in. A Group may temporarily transfer allocation water within its Group to ensure the above requirements are met.

Water Entitlements

1. On the 1 January 2010, the Board issued one (1) Water Entitlement per megalitre of On-Farm Water Right held by existing WCPID members.

2. Ownership of Water Entitlements shall be determined to be the same ownership that the Board has registered in respect of land ownership for the purposes of Board of Management Electoral Procedure under the provisions of the NSW Water Management Act 2000, or if that information is not current, the Land Title as at the 1 January 2010 as proven by the Land Title Search.

3. Owners will be requested to provide details of third-party interests in the Water Entitlements.

4. In the event of a Water Entitlement trade within WCPID, an equivalent number of Delivery Entitlements will automatically trade with those Water Entitlements unless otherwise requested by the transferor and transferee and that this transaction is approved and in accordance with the relevant provisions of the Delivery Entitlements Policy.
   Refer General Policy Booklet, Delivery Entitlements Clause 7.

5. Water Entitlements that are to be transferred within WCPID require approval by the Board.

6. Applications to trade Water Entitlements will be evaluated by the Board to assess potential impacts on channel capacity and flow regimes.

7. Water Entitlements may be removed from the Board's WAL by:
   a. Sale (trade) to a purchaser outside WCPID
   b. By way of Transformation whereby the Board will in accordance with the relevant legislation permit the transfer of Water Entitlements from the Board's WAL to a WAL in the name of the Member.

   In such event, the Delivery Entitlements Clause 8 will apply with respect to the Delivery Entitlements which respond to the number of Water Entitlements transformed.
   The landholder may:
   - Terminate all or a portion of their Delivery Entitlements
   - Retain all the Delivery Entitlements and continue to pay the Network Access Fees and Charges.

8. A West Corurgan member may trade their Water Entitlements to the West Corurgan Board, if the Board approves the purchase. The member selling their Water Entitlements will have the option of:
   - Terminating all or part of the Delivery Entitlements or
   - Retaining the Delivery Entitlements.

If the owner wishes to retain the Delivery Entitlements, the Annual Network Access Fees will continue to be charged.

Water Entitlements

9. In the event of an owner trading or transforming Water Entitlements and that owner has in the current irrigation used all or part of his allocation, adjustments shall be made by way of water assignment to ensure that there is no re-use of the already used allocation water by either party.

10. The Board may retain a portion of its current WAL in addition to Water Entitlements purchased in its own right.

11. Rates and Charges in respect of Water Entitlements applicable to the provision of water supply to a WCPID landholding shall be a charge on that land comprising the holding under the provisions of Section 355 of the NSW Water Management Act 2000.

The Board, at the cost of the owner, may lodge a Caveat on the Title to the Landholding in circumstances where the unpaid rates and charges are in arrears for a period not less than six (6) months.
Refer: The WCPID Rules, Clause 5, Section 5.2.4.

In the event of a landholder owning Water Entitlements in excess of the number of Delivery Entitlements held by that owner, the Board may apply an Ancillary Flow Fee per megalitre of water delivered in excess of Delivery Entitlements held.

12. All outstanding rates and charges, including fees applicable to the trading of Water Entitlements shall be paid prior to final approval being granted by the Board.

13. When the Board purchases permanent Water Entitlements, it is the Board's policy to offer it to WCPID members with the same Delivery Entitlement attached. The offer of allocation water (AWD) to be at the Board's discretion.

Stock and Domestic

1. Stock and Domestic Water allocation is made available on an annual basis.

2. The Board shall make available Stock and Domestic Water at its discretion independently of any Water NSW allocated water determinations (AWD).

3. Stock and Domestic water may only be extracted from the channel system by means of a pipe (gravity or pump) from the point of extraction to the point of use. The point of extraction to be agreed by the Landholder and WCPID.
The extraction pipe is not to exceed 50mm diameter.

4. Charges for Stock and Domestic supplies will be chargeable whether the supply is used or not.

5. Charges for Stock and Domestic water will be levied according to the number of extraction sites per holding.

6. Scale of charges applicable per holding are:

Tier 1	Owner of land with minimum of five Delivery Entitlements
Tier 2	Owner of land on which the works of the Board are located, but there are no Delivery Entitlements held by the owner (fee per extraction point).
Tier 3	Owner of the land with no Delivery Entitlements, and no works of the Board on that land (fee per extraction point)

7. The Board reserves the right to request the registration of all Stock and Domestic extraction devices on a Board database.

8. The Board reserves the right to quantify an annual allocation per Stock and Domestic supply.

9. The Board reserves the right to enforce metering of all Stock and Domestic water supplies, such metering installation costs to be borne by the owner.

10. Tier 1 Member Stock and Domestic landholdings must have a minimum of 5 Delivery Entitlements and 5 Water Entitlements, or if there are no Water Entitlements and only Delivery Entitlements, then the Landholder must purchase a minimum of 5ML allocation water on the temporary market, or transfer from within their Group.

    Tier 2 & 3 Stock and Domestic Landholdings are not required to hold 5ML of Water Entitlements nor purchase 5ML of allocation water.

Water Allocation Transfers or Trades (Temporary Transfers)

In conjunction with the NSW Water Management Act 2000 and the NSW Water Sharing Plans (that facilitate the trading of Water Entitlements from or within WCPID's WAL), the transfer of Annual Allocation attached to the Water Entitlements shall also be permitted. Transfer fees apply.

External Allocation Transfers (IN or OUT of WCPID)

1. Any individual may apply to the Board to transfer or trade external water allocation to the Board's Water Access Licence (WAL) for use within WCPID.

2. All costs of such allocation transfer are to be borne by the applicant.

3. All rates and charges applicable to the use of that transferred water shall be deemed to be due to and payable by the owner of land, or Lessee (subject to Lease Agreement) to which the Board delivers the water.

4. The Board may charge an Ancillary Flow Fee on external allocation water transferred in.

   The Ancillary Flow fee is a fee for each ML of external allocation water you have delivered during the season in excess of your Annual Delivery Entitlement.

5. The Board shall not be obligated to deliver external transferred allocation water if there is (in the Board's opinion) insufficient conveyance water available to supply all owner's available allocation in that season.

6. The Board may, if it deems necessary, deduct a Transmission Loss Factor equivalent to a percentage factor of the temporary assigned water multiplied by one (1) megalitre. This may be imposed on any external allocation water transferred into WCPID, but generally, may be imposed if there is insufficient, or limited, conveyance water within the Scheme.

7. Unused allocation transfer water may be re-traded within or externally or carried over by the Board on the applicant's behalf subject to annual provisions set by the Board and providing that carryover does not restrict or limit the quantity of water able to be carried over by the unused component of the Board's WAL allocation for that year.

8. In the event of water rationing, there is no pre-determined formula. Instead, any delivery restrictions (rationing) are calculated on a lateral-by-lateral basis.

   The overall channel capacity, individual lateral demand, and total Delivery Entitlements held on that lateral will be taken into consideration when determining the volume of water delivered to each outlet.

Water Allocation Transfers (Temporary Transfers)

Internal Allocation Transfers

1. Owners shall only be permitted to transfer or trade the unused portion of any landholding's annually allocated water. Ie. The Available Water.

2. Owners who have forward sold water or who have leased water must do so in accordance with the Water Trading Rules.

3. Owners or Lessees who wish to transfer or trade allocation water from a leased property shall have the Owner or Lessee of that property co-sign the transfer application, unless otherwise specified on the WCPID Lease Agreement.
   Refer Advice of Property Lease – Form 16 (attached)

4. Owners who wish to transfer or trade water allocation either internally or externally shall pay all outstanding rates and charges prior to such transfer.

5. Owners who wish to transfer water allocation externally with the sole intention of 'parking' the water on an outside licence, will only be charged the External Allocation Transfer Fee.
   Similarly, (if applicable) the Ancillary Flow Fee will not be charged on 'parked' water that is transferred back into the WCPID scheme.
   If the water is not transferred back into the WCPID scheme by 30 July of the new financial year, then external temporary transfer of water fees will apply.

Carryover

1. Carryover is the quantity of unused available water carried from the end of the previous irrigation season into the new irrigation season. Carryover water cannot exceed 50% of the individual landholding's Water Entitlements.

2. Total carryover by individual landholdings, collectively combined with the Board's carryover in its own right, cannot exceed 50 percent of the WCPID's total WAL entitlement.

3. The Board may carryover water (park) on behalf of a WCPID Group Member subject to the total carryover volume not exceeding 50% of the total WCPID WAL entitlement.
   This option is assessed annually and is at the Board's discretion. Fees will apply.

4. Individual owners may carryover unused allocation into next season up to a maximum quantity equal to 50% of their individual landholding Water Entitlements.

5. The Board reserves the right to apply a transmission loss factor to carryover water prior to use if, in the Board's opinion, there is insufficient, or limited, conveyance water within the scheme.

Parking Water

EXTERNAL

1. Subject to the above Carryover Rules, allocation water may be temporarily traded INTO WCPID and 'parked' on a member's account with the intention of transferring OUT of WCPID in the next irrigation season.

2. The expiry date for the return transfer OUT is 15 July.

3. The return transfer OUT will not incur the WCPID External Allocation per ML Fee if the transfer is finalised by, and/or all Return Transfer Application forms have been received by, 15 July and WCPID had previously been advised of the Member's intentions.

4. If the Return Transfer Application forms are not received by 15 July, then the External Allocation per ML fee will apply.

5. All other external transfer fees (including Water NSW fees) will apply.

Parking Water (con't)

INTERNAL

1. Subject to the above Carryover Rules, a WCPID Member may also temporarily park another WCPID Member's excess allocation water on their WCPID account.

2. The expiry date to transfer the water back to the original WCPID Member is 15th July.

3. The WCPID Internal Allocation Transfer Fee will only apply on the initial parking transfer. It will not apply when the parked water is returned to the original WCPID Member.

Members should be aware that the parked water is considered carryover water on your water account. This may impact on the total volume of allocation water (AWD) received on your water account in the new irrigation season.

Water Entitlement External Permanent Transfer (includes Transformation) Procedure

1. Members are required to advise the West Corurgan Board of Management, in writing, of their intention to permanently sell water out of the West Corurgan scheme prior to any sale taking place.

2. The West Corurgan Board of Management strongly advises members to seek legal advice when selling or buying Water Entitlements.

3. The Transferee (buyer) must have an existing WAL or obtain a Zero Allocation WAL by applying to Water NSW in order for the Water Entitlements to be transformed off the WCPID WAL.

4. The Transferee may then make application to WCPID using the appropriate transfer form to permanently transfer the Water Entitlements from the WCPID WAL.
   Transfer forms are available upon request.
   Transfer fees will apply as per current Schedule of Fees & Charges

5. Provisional approval by the Board will occur upon completion of all requirements. The major requirements will consist of, but not limited to:

   a. Statutory Declaration by Transferor/Applicant
   b. Notification of/and agreement if applicable by third party interests
   c. Payment of all outstanding Rates and Charges and Termination Fee in the event that the Transferor/Applicant elect to terminate the whole or part of the Delivery Entitlements corresponding to the number of Water Entitlements transferred or transformed.

6. Check of documents by the Board's legal representative.

7. Application by the Board to Water NSW for transfer.

8. Following receipt from Water NSW Determination, relevant documentation is forwarded to Department of Lands (Land and Property Information) division for final registration.

9. Upon registration, relevant documentation is provided to all parties.

General Water Distribution Information

Supplementary Water (Off Allocation)

a. Internal – May be declared at any time to utilise any spare unallocated water that may be deemed to exist in any one particular season.

b. External – Declared by Water NSW. The method of allocation and availability to owners is at the discretion of the Board, and is subject to the river height, current allocation level, timing, duration, and the potential for owners to utilise the flows.

Water Distribution

WCPID is required to order its water from, and advise variations in orders to, Water NSW seven (7) days in advance.

All water orders are required to be four (4) days in advance and give a minimum of 24 hours' notice to cut off.

Depending on flow conditions at the time it may not be possible to cut off water under 24 hours, this is due to lack of storage space in some laterals.

Outstanding rates and charges are to be paid prior to the Board making available water supply.

Irrigation water cannot be supplied to an individual landholding unless that landholding holds Delivery Entitlements and sufficient Available Water within the Group.
Refer: General Policy Booklet, Delivery Entitlements point 16.

Channel Capacity – Service Delivery Restrictions

In the event of water rationing, there is no pre-determined formula. Instead, delivery any restrictions (rationing) are calculated on a lateral-by-lateral basis.

The overall channel capacity, individual lateral demand, and total Delivery Entitlements held on that lateral will be taken into consideration when determining the volume of water delivered to each outlet.

Natural Surface Water Flow

Board policy on natural drainage is that wherever possible the natural flow of surface water is to be permitted to flow across the channel system either by means of cross drainage or syphons. The practice of inletting, or pumping, water into the channel system is not permitted.

Landholders may apply to the WCPID Board to facilitate cross-drainage.
Applications for cross-drainage are subject to assessment and require hydrological modelling at the cost of the applicant.

In the event of flooding and there are no cross-drainage facilities, or the facilities are inadequate, after consultation between staff and affected landholders, the channel banks may be cut on both sides to permit the free passing of the natural flow. Channel banks may only be cut by WCPID staff or authorised persons.

The above conditions are as per West Corurgan's Water NSW Statement of Approval (50CA503484):
Other Conditions:
Water Management Works

The approval holder must make all reasonable efforts not to allow any used water to discharge, by any means including surface or subsurface drains or pipes, into or onto:

a. *Any adjoining public or crown road*
b. *Any other person's land*
c. *Any Crown Land*
d. *Any river, creek, watercourse, or aquifer.*

Any water supply work authorised by this approval used for the purpose of conveying, diverting, or storing water must be constructed or installed to allow free passage of floodwaters flowing into or from a river or lake.

The water supply work authorised by this approval must be constructed and maintained in a way that will:

a. *Ensure the work's safe construction and operation, and*
b. *B. prevent the possibility of damage being caused by the work or resulting from the work to any public or private interest.*

Additional conditions:
The holders of the group licence shall make provision for the passage of flood waters across the line of the supply channels where and whenever required.

Irrigation Drainage Policy

All irrigators are advised of three basic general conditions relating to the discharge of irrigation water run-off or drainage:

a. No discharge onto roadways
b. No discharge onto neighbour's property
c. No discharge into WCPID channel system

Channels as Fences

WCPID channels are not to be used as fences for stock control and/or containment.
In the event of continual bank erosion caused by persistent stock movement, then the cost of bank repair will be passed onto the relevant landowner.

In situations where landowners are replacing or building new fences, the Board will, where warranted, provide gates to assist in access for excavators etc.

Personal access gates for Channel Attendants are also available to assist water management.

Trees on Banks

Trees are not to be planted on channel banks. Any trees must be a minimum of four (4) meters from the outside toe of the bank.
Please consult with our staff for more information.

Retention of Water in the Off Season

During the off season, we attempt to drain all channels and do not undertake to keep water for Stock and Domestic. The channel system needs to be drained for maintenance purposes and also to inhibit aquatic weed growth.

Structure Lifting Modification

West Corurgan structures may only be lifted or modified following investigation by the Board. Applicants for such works shall meet all costs of surveying and modelling and the actual cost of works.

It is pointed out that the design of WCPID did not provide for commandability of the total property nor necessarily land near outlets.

Supply level was designed to command an area of approximately eighty hectares somewhere on the property. Supply level is a minimum of 381mm up from the sill of the wheel/outlet.

Owners Pumping Systems

a. Pumping Direct from Channel – Owners who pump direct from the channel are required to have approved flow meters fitted at owner's own expense. An approved flow meter must be a pattern approved non-urban water meter and meet Australian Standard AS4747.

b. Water Escape - Provision for the escaping of water must be made by the landowner to cater for pump failure. Landholders cannot rely on there being spare channel capacity to cater for pump failure. In the event of pump failure water usage will be estimated and charged.

c. Pumping from Behind the Water Wheel – In the event of a pump failure, landholders are to make provisions to keep the Water Wheel going until such time as the Channel Attendant gives permission to close the wheel off.

d. Storage – Due to the increasing number of individual pump systems it has become necessary for the Board to require that if a pumper cannot operate under its standard ordering requirements (four (4) days in advance), then on-farm storage is to be constructed. This regulation has become necessary to avoid flow rate interference to other landholders downstream of pumpers.

Chemical Control of Weeds

WCPID attempts to keep the use of chemicals to a minimum, however their use cannot be completely avoided. Our staff have access to Government Regulations regarding permissible safe levels of use, and these regulations are adhered to.

When using underwater aquatic herbicides, our staff will advise landholders downstream who are within the affected range of the chemical being used.

On-Farm Infrastructure Construction in Proximity to Laterals

Landowner's infrastructure must not be constructed up against WCPID Laterals. There must be a minimum of four (4) metres between the outside toe-line of WCPID lateral.

All proposed infrastructure must be approved by the WCPID Board and will be subject to engineering designs.

All costs are to be borne by the Landholder.

Noxious Weed Control

The Board is responsible only for aquatic or submerged weed growth.
Noxious weeds on channel banks such as burrs etc. remain the responsibility of the landowner.

Interference with WCPID Network Infrastructure

It is illegal to interfere with any structure or channel.
Sections 342, 343 of the NSW Water Management Act 2000 provide severe penalties (S170 & S363B) in regard to:

a. Unauthorised use of water
b. Interference with water flow or structures
c. Pollution of water
d. Damage to any and all infrastructure

Swimming in Channels

Swimming in channels is not permitted. Apart from the obvious drowning risk there are potential health risks from weed control chemicals that may have been used upstream and accident risks from submerged objects.

Information Regarding the Fees and Charges Schedule

WCPID is required to publish and circulate a Schedule of Fees and Charges each year prior to levying fees and charges to customers.

Fees and charges are typically adjusted each year to account for the Consumer Price Index together with any increased cost in the operation and administration of the network and maintaining service delivery obligations and proposed future works, regardless of allocation levels.

WCPID rely on provisions within the NSW Water Management Act 2000, and the Water Market Rules 2009 and Water Charge Infrastructure Rules 2010, to review and adjust any and all of the Schedule of Fees and Charges at any time, to offset increased costs borne by WCPID in the administration and operation of the network and maintaining current and future service delivery obligations.
WCPID may impose an additional levy to provide for the future needs of the Scheme.

WCPID is required by law to circulate the Schedule of Fees and Charges to all customers 14 days prior to issuing tax invoices in regard to all fees and charges.
The Schedule of Fees and Charges is published on the WCPID website
www.corurgan.com.au

Accounts in Arrears

Interest Charged

In accordance with the NSW Water Management Act 2000, Clause 356, the West Corurgan Board of Management has the right to charge interest on overdue rates and charges at a rate not exceeding the rate of interest payable at the time on an unpaid judgement of the Supreme Court. Interest is charged if any rates or charges in respect of that holding or grouping, have been unpaid for a period of 1-month or more after the due date of payment.
Refer: The WCPID Rules, Clause 5, Section 5.2.3

Water Delivery Discontinued

In accordance with the Water Management Act 2000, Clause 150 (1), the West Corurgan Board of Management has the right to refuse to deliver water to a holding, or discontinue delivery of water to a holding, if any rates or charges in respect of that holding, or grouping, have been unpaid for a period of 2-months or more after the due date of payment.
Refer: The WCPID Rules, Clause 3, Section 3.4

Insufficient Available Water

Water Delivery Discontinued

It is Member's responsibility to ensure they have sufficient available water within their Landholding Group Water Account.

WCPID has the right, without notice, to discontinue delivery of water to a holding if there is insufficient available water held within the Landholder's Group.
Refer: General Policy Booklet – General Water Distribution Information – Water Distribution

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Form 16: Advice of Property Lease

This is not a legal document; it is required for West Corurgan's administrative purposes.
On the expiry of a Lease Contract, a new 'Advice of Property Lease' will need to be completed and returned to the West Corurgan Office.

Nonpayment of Rates and Charges

1. During the term of any Lease the Lessor shall be primarily liable for the payment of all West Corurgan Rates and Charges for the leased landholding regardless of any nomination made by the Lessor and Lessee under Item F, points 1 – 4 inclusive that the Lessee is the person responsible for payment.

2. West Corurgan can recover all rates and charges from the Lessor even though it has not taken recovery action against the lessee as the nominated responsible person.

3. Under Clause 3.4 of WCPID RULES, West Corurgan can discontinue supplying Water to the landholding for non-payment of rates and charges. The Lessee acknowledges and agrees that neither West Corurgan nor the Lessor shall be liable for any loss or damage that the lessee may suffer due to the non-supply of water because the Lessee has not paid the rates and charges.

4. If the Lessor pays any rates and charges that the Lessee is the nominated person responsible for payment, then the Lessor can recover such amount paid from the Lessee in addition to all other rights and remedies that the Lessor can exercise under any Lease Agreement.

<u>Lessor – Owner of Property</u>

Name/s of Lessor: ____

Farm Number: __________ Ph: ____________________ Email: ______________________________

Postal Address: ____

____

Property Address: ____

____

Signature/s of Lessor/s: ______________________________ Date: __________________

<u>Lessee</u>

Name/s of Lessee: ____

Trading As: ____

Ph: ____________________________ Email: ______________________________

Postal Address: ____

____

Signature/s of Lessee/s: ______________________________ Date: __________________

Lease Details

Farm Number to be Leased: ______________________

Date Lease to Commence: ________________________

Date Lease to Expire: ____________________________

Use of Water Entitlements

Is the Lessee authorised to access the Water Entitlements owned by the Lessor, on the property? Yes/No?

____

If no, please provide details:

____

____

____

Form 16: Advice of Property Lease

Farm number: # **Actions that the Lessor/ Lessee may undertake**	**Nominate if the Lessor and/or Lessee is responsible/authorised for the actions.** (Name the person responsible for the action in the boxes below. Both the Lessor and Lessee can be responsible jointly for a single action)
A: Operational contact including channel repairs and maintenance and water quality concerns	
B: Ordering water – placing and changing orders	
C: Allocation Transfers (Temporary Water)	
D: Water Availability Enquiries	
E: Receive information about the property – landholding, entitlements, mapping	
F: Billing and accounts – payment, account balances, and statements	
1: Stock and Domestic	
2: Half Yearly Fees - Network Access Fee (DE) - Fixed Government Fee (WE)	
3: Water Usage	
4: Future Fund Levy - DE component - Water Usage ML component	

Lessor accepts the above responsibilities: Lessor to sign: ________________________ Date: __________

Lessee accepts the above responsibilities: Lessee to sign: ________________________ Date: _________