

APPENDIX 10 - Equivalent Tenements - Departures from the NSW Water Directorate's Section 64 Determinations of Equivalent Tenements Guidelines

End use code	Property type	Standard unit(s)	NSW Water Directorate's approach 2017 (ET per unit)	TasWater's proposed approach 2018-21 (ET per unit)	TasWater's justification for proposed departure from NSW approach
RE	Standard occupancy				
RE01	All other residential properties (other than single residential dwelling)	room dwelling	Multi-residential lots (medium density 1-2 storey) and multi-residential lots (high density), where: <ul style="list-style-type: none"> 1 bedroom 0.5 2 bedroom 0.75 3 bedroom 1.0 	1.0 dwelling	Insufficient data to apply differential rates
AP	Accommodation (permanent)				
AP01	Nursing home/special care home	bed	0.75	0.45	Based on customer feedback
AP02	Self-care retirement units/villas	dwelling	Residential unit single (1.0) and multi (see RE01)	1.0	Aligned with RE01 (residential properties) as data insufficient
AP03	Self-care retirement – serviced unit (on-site)	bed dwelling	Nursing home (0.75 bed)	1.0 dwelling	As above
AP04	Self-care retirement – serviced unit (off-site)	bed dwelling	0.45 bed	1.0 dwelling	As above

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AS	Accommodation (short-term)				
AS01	Caravan park – caravan/cabin/camping sites, including long-term sites	site discharge factor and annual water consumption	0.63 site	<p>Previous year Q3 to current year Q3 annual water consumption measured by the property/site water meter, multiplied by the discharge factor, divided by the average annual residential water consumption, where:</p> <ul style="list-style-type: none"> • discharge factor is 0.75; and • average annual residential water consumption for the preceding financial year is based on TasWater's most recent annual performance report 	<p>Based on customer feedback</p> <p>Required by the Tasmanian Economic Regulator for the second regulatory period (2015-18)</p>
AS01	<p>Caravan park (alternative method) – caravan/cabin/camping sites, including long-term sites</p> <p>Applies where previous year Q3 to current year Q3 annual water consumption data is not available</p>	site amenity	0.63 site	0.45 site 0.5 toilet/shower in separate toilet block	Based on customer feedback
AS02	Bed and breakfast/guest house	room	0.5	0.45	Reflective of local conditions
AS06	Serviced/unserviced apartments	dwelling room	Multi-residential (high density) (see RE01) dwelling	0.45 room	As for AS04 Services – motel/hotel/resort room – high density, as demand likely to be similar

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AM	Accommodation (medical care)				
AM01	Hospital	bed	1.43	0.971	Based on Water Services Association Australia (WSAA) Sewerage Code as more reflective of local conditions
AM02	Hostel (medical)	bed	1.11	0.971	As above
BE	Business (excluding food preparation)				
BE01	Single retail shop	Gross Building Floor Area (GBFA) (M ²)	0.01	0.003	Retained previous rate for customer consistency, based on NSW Water Directorate's 2009 <i>Section 64 Determinations of Equivalent Tenements Guidelines</i>
BE03	Shopping centre	GBFA (M ²)	Insufficient data, consider amenities, food preparation and specific businesses separately	0.002	Based on WSAA Sewerage Code and TasWater supplementary information
BE04	Office	GBFA (M ²) discharge factor and annual water consumption	0.01 GBFA (M ²)	Previous year Q3 to current year Q3 annual water consumption measured by the property/site water meter, multiplied by the discharge factor, divided by the average annual residential water consumption, where: <ul style="list-style-type: none"> • discharge factor is 0.95; and • average annual residential water consumption for the preceding financial year is year based on TasWater's most recent annual performance report 	Based on customer feedback Discharge methodology based on the approach for AS01 Caravan park and the NSW Water Directorate's 2017 <i>Section 64 Determinations of Equivalent Tenements Guidelines</i>

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BE	Business (excluding food preparation) (continued)				
BE04	Office (alternative method) Applies where previous year Q3 to current year Q3 annual water consumption data is not available, for example for multi-use, single meter connections	GBFA (M ²)	0.01	0.006	Retained previous rate for customer consistency, based on NSW Water Directorate's 2009 Guidelines
BE09	Car wash (wand wash)	bay/lane toilet/shower	9.03 bay/lane	0.6 toilet/shower	Load expected to be predominately trade waste, unless a toilet/shower on site
BE10	Car wash (drive through)	bay/lane toilet/shower	9.03 bay/lane	0.6 toilet/shower	As above
BE11	Animal boarding	case-by-case# kennel floor area (M ²)	Insufficient data, consider case-by-case	0.075 kennel 0.006 floor area office (M ²)	Based on local assessment
BE13	Airport	case-by-case	Not covered	case-by-case	Based on local assessment
BE14	Nursery	case-by-case toilet/shower	Insufficient data, consider case-by-case	0.6 toilet/shower	Water use expected to be predominately outdoor (to plants)
MP	Meal preparation				
MP01	Restaurant/café	GBFA (M ²)	0.01	0.008	Figure adjusted to account for trade waste
MP02	Takeaway/fast food no public amenities	GBFA (M ²)	0.02	0.008	As above
MP03	Takeaway/fast food including public amenities	GBFA (M ²)	0.05	0.016	As above
MP04	Catering	GBFA (M ²)	0.02	0.008	As above
FM	Food manufacture				
FM01 – FM09	Food manufacture	toilet/shower floor area (M ²)	Not specifically covered	0.6 toilet/shower 0.003 floor area office and staff rooms (M ²)	Reflective of sewerage demand NSW Guidelines are used to calculate the total load, including trade waste Customers typically have a significant trade waste demand

case-by-case – individual assessment based on specific identified multiple uses, similar to ET00

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TL	Textile and leather				
TL01 – TL02	Textile and leather	toilet/shower	Not specifically covered	0.6	Reflective of sewerage demand, given the likely trade waste load NSW Guidelines are used to calculate the total load, including trade waste
MM	Other Industrial, metal processing and manufacturing				
MM01	Factory/workshop/warehouse	toilet/shower	Not specifically covered	0.6	Reflective of sewerage demand NSW Guidelines are used to calculate the total load, including trade waste
MM02	Metal finishing – electroplating, anodizing, galvanizing	toilet/shower	Not specifically covered	0.6	As above
MM03	Engineering – machine shops, sheet metal, foundry, extrusion	toilet/shower	Not specifically covered	0.6	As above
MM04	Engineering – rolling	toilet/shower	Not specifically covered	0.6	As above
MM05	Manufacturing – concrete products	toilet/shower	Not specifically covered	0.6	As above
SL	Services				
SL01	Services – laboratories	GBFA (M ²)	Not specifically covered	0.01	Rate reduced to account for trade waste NSW Guidelines are used to calculate the total load, including trade waste
SL02	Services – laundries - industrial	GBFA (M ²)	Not specifically covered	0.006	As above
EF	Entertainment				
EF01	Licensed club	GBFA (M ²)	Insufficient data, separate into food preparation, entertainment and amenities	0.008	As for EF02 Pub/bar
EF02	Pub/bar	GBFA (M ²) accommodation	0.05 GBFA (M ²)	0.008 GBFA (M ²) 0.45 accommodation	Amended to reflect likely trade waste component Accommodation as for AS03 Services – motel/hotel/resort room – medium density

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EF	Entertainment (continued)				
EF03	Cinema/theatre/public entertainment	visitor	Insufficient data, use food preparation and amenities	0.014	Based on WSAA Sewerage Code and TasWater supplementary information
EF04	Conference centre	visitor	Insufficient data, use food preparation and amenities	0.014	As above
EF05	Marina	berth floor area (M ²)	0.90 berth	0.008 floor area club/function/ meeting rooms (M ²)	More accurate reflection of waste water generation than berths
SF	Sporting/spectator facilities				
SF01	Sports stadium	amenity floor area (M ²)	Not specifically covered	0.6 per amenity plus 0.008 floor area club/function/ meeting rooms (M ²)	Reflective of sewerage demand
SF02	Amenities and indoor facilities	amenity floor area (M ²)	Insufficient data, use food preparation and amenities	0.6 per amenity plus 0.008 floor area club/function/ meeting rooms (M ²)	As above
SF03	Hockey field – artificial surface	case-by-case amenity floor area (M ²)	Insufficient data, consider case-by-case	0.6 per amenity plus 0.008 floor area club/function/ meeting rooms (M ²)	As above
SF04	Sports ground irrigated area	toilet/shower	Not specifically covered	0.6	As above
SF06	Bowling green	toilet/shower floor area (M ²)	Insufficient data, separate into food preparation, amenities and irrigation	0.6 per amenity plus 0.008 floor area club/function/ meeting rooms (M ²)	Reflective of sewerage demand
SF08	Gymnasium	toilet/shower	Not covered	0.6	Reflective of sewerage demand
CF	Community facilities				
CF01	Child care centre/pre-school	person child	0.1 person	0.05 child	Previously 0.057 based on customer feedback, but amended after submission of proposed price and service plan to be consistent with CFO2 Education – school (primary, secondary, college) (which aligns with NSW Water Directorate's 2017 Guidelines)

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CF	Community facilities (continued)				
CF05	Church/place of worship	amenity floor area (M ²)	Insufficient data, use food preparation and amenities	0.6 per amenity and if kitchen, 0.008 floor area function/meeting rooms (M ²)	Reflective of likely demand
CF06	Community centre/hall	amenity floor area (M ²)	Insufficient data, use food preparation and amenities	0.6 per amenity and if kitchen, 0.008 floor area function/meeting rooms (M ²)	As above
CF07	Parks/gardens/reserves	case-by-case amenity	Insufficient data, consider case-by-case	0.6	As above
CF08	Public amenities (per shower)	shower	0.63	0.6	
CF08	Public amenities (per toilet)	toilet	0.63	0.6	
	Other				
CPO0	Telstra/Aurora/Council - properties that do not have any sewerage facilities (eg exchanges, substations and roundabouts/ parks that do not have buildings or small pieces of land) (may include private parcels that have no likelihood of future development)		Not covered	null	
CPO1	Telstra/Aurora/Council - properties that have sewer facilities (eg exchanges, substation and roundabouts/parks that have small buildings as well), bigger buildings to be assessed per M ² under the Office code (BE04)		Not covered	1.0	As for RE01 Residential dwelling 1.0 is the minimum
ET00	Mixed use, a generic code for properties which might have multiple use, such as multiple use free hold titles		Not covered	case-by-case	
MH01	Motor home dump points (located outside caravan parks)		Not covered	1.0	1.0 is the minimum
RE00	Unconnected serviced land (ie undeveloped vacant land)	lot	Not covered	0.6	