

Price and Service Plan 2015-18

Attachment 8.12: Schedule of ET rates

Schedule of ET rates

TasWater's ET methodology is based on the WSAA Sewerage Code and the NSW Water Directorate Section 64 Determinations of Equivalent Tenements¹.

An Equivalent Tenement (ET) is a measure of the load a property places on the sewerage system. One ET is considered to be the sewage discharge from an average single residential house, under dry weather flows. This has been determined to be 200kL/ET/annum. ET rates for different land uses are calculated as being a factor of this average sewage discharge rate.

The following table sets out TasWater's ET rates for different property types, the unit of measurement, and whether the rates are consistent with the underlying basis for the methodology (being the NSW Water Directorate Section 64 Determinations of Equivalent Tenements).

Code	Property Type	ET per unit	Unit	NSW Water Directorate
RE00	Unconnected serviced land (ie undeveloped vacant land)	0.6000	lot	Not covered by NSW Water Directorate
RE	Standard occupancy			
RE01	Single residential dwelling ²	1.0000	dwelling	TW rate same as NSW Water Directorate
RE01	All other residential properties	1.0000	dwelling	NSW Water Directorate uses Multi Residential lots (Medium Density 1-2 storey) and Multi-Residential lots (High Density) where: 1 bedroom = 0.5000 ET per dwelling 2 bedroom = 0.7500 ET per dwelling 3 bedroom = 1.0000 ET per dwelling
AP	Accommodation (permanent)			
AP01	Nursing home/ special care home	0.4500	bed	NSW Water Directorate uses higher rate of 0.7500 per bed
AP02	Self-care retirement units/villas	1.0000	dwelling	NSW Water Directorate uses Uses Residential Unit rate
AP03	Self-care retirement – serviced unit (on-site)	1.0000	dwelling	NSW Water Directorate uses Uses Nursing Home rate
AP04	Self-care retirement – serviced unit (off-site)	1.0000	dwelling	NSW Water Directorate uses lower rate of 0.4500 per bed

¹ Originally published in 2005; and published with an addendum in 2009.

² Includes units/flats/apartments/granny flats, regardless of number of bedrooms, medium or high density dwellings

Code	Property Type	ET per unit	Unit	NSW Water Directorate
AP05	Boarding house	0.5000	per bed	TW rate same as NSW Water Directorate
AS	Accommodation (short term)			
AS01	Caravan park – caravan/cabin/camping sites, including long term sites. Previous year Q3 to current year Q3 annual water consumption measured by the meter(s) delivering water to the property/site multiplied by the Discharge Factor divided by the Average annual residential water consumption Where: - Discharge Factor is 0.75; and - Average annual residential water consumption for the preceding financial year based on TasWater’s annual performance report	Q3 to Q3 0.75	Annual water consumption Discharge factor	NSW Water Directorate uses : 0.5000 per 1 bedroom van 0.7500 per 2 bedroom van 1.0000 per 3 bedroom van 0.6000 per temporary camping site 0.6000 per temporary cabin site
AS02	Bed and breakfast/ guest house	0.4500	room	NSW Water Directorate uses higher rate 0.5000 per room
AS03	Services – motel/hotel/resort room – medium density	0.4500	room	TW rate same as NSW Water Directorate
AS04	Services – motel/hotel/resort room – high density	0.4500	room	TW rate same as NSW Water Directorate
AS05	Backpackers/ hostel	0.2300	bed	TW rate same as NSW Water Directorate
AS06	Serviced/unserviced apartments	1.0000	dwelling	NSW Water Directorate uses multi -residential lots (high density)
AM	Accommodation (medical care)			
AM01	Hospital	0.9710	bed	NSW Water Directorate uses higher rate of 1.4000 per bed
AM02	Hostel (medical)	0.9710	bed	NSW Water Directorate uses higher rate of 1.1000 per bed
BE	Business (excluding food preparation)			
BE01	Single retail shop	0.0030	GBFA(sqM)	TW rate same as NSW Water Directorate
BE02	Supermarket	0.0030	GBFA(sqM) ³	TW rate same as NSW Water Directorate

³ The number of ETs will be reduced depending on whether a supermarket has a deli, butcher or other facilities to account for trade waste charges.

Code	Property Type	ET per unit	Unit	NSW Water Directorate
BE03	Shopping centre	0.0020	GBFA(sqM) ⁴	NSW Water Directorate states "insufficient data"
BE04	Office	0.0060	GBFA(sqM)	TW rate same as NSW Water Directorate
BE05	Hairdresser/ beauty salon	0.8000	Basin ²	TW rate same as NSW Water Directorate
BE06	Laundromat	0.7000	Machine ⁵	TW rate same as NSW Water Directorate
BE07	Medical centre	0.6000	consulting room ⁵	TW rate same as NSW Water Directorate
BE08	Service station	0.9000	lane	TW rate same as NSW Water Directorate
BE09	Car wash (wand wash)	0.5000	wand	Not covered by NSW Water Directorate
BE10	Car wash (drive through)	1.0000	lane	NSW Water Directorate uses higher rate of 9.0000 per lane
BE11	Animal boarding	0.0750	per kennel	NSW Water Directorate states "insufficient data"
		0.0060	0.0060 GBFA(sqM) office space	
BE13	Airport	case-by-case	case-by-case	Not covered by NSW Water Directorate
BE14	Nursery	0.0030	GBFA(sqM)	NSW Water Directorate states "insufficient data"
MP	Meal preparation			
MP01	Restaurant/café	0.0080	GBFA(sqM)	NSW Water Directorate uses higher rate of 0.0130 FA (sqM)
MP02	Take away/fast food no public amenities	0.0080	GBFA(sqM)	NSW Water Directorate uses higher rate of 0.0240 FA (sqM)
MP03	Take away/fast including public amenities	0.0160	GBFA(sqM)	NSW Water Directorate uses higher rate of 0.0480 FA (sqM)
MP04	Catering	0.0080	GBFA(sqM)	NSW Water Directorate uses higher rate of 0.0240 FA (sqM)

⁴ Trade waste charges may apply therefore the number of ETs may be reduced as a result. This assessment is undertaken on a case-by-case basis.

⁵ Subtract 1 ET from total assessment to account for trade waste charges.

Code	Property Type	ET per unit	Unit	NSW Water Directorate
FM	Food Manufacture			
FM01	Meat – abattoir/smallgoods	0.0080	GBFA(sqM)	Not covered by NSW Water Directorate
FM02	Dairy - milk	0.0080	GBFA(sqM)	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs
FM03	Dairy – cheese, butter, yoghurt	0.0080	GBFA(sqM)	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs
FM04	Dairy – ice cream	0.0080	GBFA(sqM)	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs
FM05	Grain – flour milling/bakery	0.0080	GBFA(sqM)	NSW Water Directorate states “insufficient data”
FM06	Grain – biscuits & cakes	0.0080	GBFA(sqM)	NSW Water Directorate states “insufficient data”
FM07	Beverages - beer	0.0080	GBFA(sqM)	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs
FM08	Beverages – soft drinks & cordials	0.0080	GBFA(sqM)	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs
FM09	Other - confectionery	0.0080	GBFA(sqM)	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs
TL	Textile & Leather			
TL01	Wool – wool scour	0.0040	GBFA(sqM)	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs

Code	Property Type	ET per unit	Unit	NSW Water Directorate
TL02	Wool – felt & carpet, dyeing & spinning	0.0040	GBFA(sqM)	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs
MM	Metal processing & manufacturing			
MM01	Factory/workshop/warehouse	0.6000	toilet/shower	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs
MM02	Metal finishing – electroplating, anodising, galvanising	0.6000	toilet/shower	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs
MM03	Engineering – machine shops, sheet metal, foundry, extrusion	0.6000	toilet/shower	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs
MM04	Engineering – rolling	0.6000	toilet/shower	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs
MM05	Manufacturing – concrete products	0.6000	toilet/shower	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs
SL	Services			
SL01	Services – laboratories	0.0100	GBFA(sqM)	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs
SL02	Services – laundries - industrial	0.0060	GBFA(sqM)	Not specifically covered in the NSW Water Directorate. The Directorate refers to Industrial General and lists Light Industrial = 15 ETs; Future Light = 15 ETs Future Medium = 30 ETs and Future Heavy = 50 ETs

Code	Property Type	ET per unit	Unit	NSW Water Directorate
EF	Entertainment			
EF01	Licensed club	0.0080	GBFA(sqM)	NSW Water Directorate states "insufficient data"
EF02	Pub/bar	0.0080	GBFA(sqM)	NSW Water Directorate uses higher rate of 0.0480 FA (sqM)
		0.450	accommodation	
EF03	Cinema/ theatre/pubic entertainment	0.0140	visitor	NSW Water Directorate states "insufficient data"
EF04	Conference centre	0.0140	visitor	NSW Water Directorate states "insufficient data"
EF05	Marina	0.0080	GBFA(sqM)	NSW Water Directorate uses rate of 0.9000 per berth
SF	Sporting / spectator facilities			
SF01	Sports stadium	0.6000	0.6000 ETs per public amenity + 0.0080 ETs per SqM of clubrooms (GBFA)	NSW Water Directorate states "insufficient data"
SF02	Amenities & indoor facilities	0.6000	0.6000 ETs per public amenity + 0.0080 ETs per SqM of clubrooms (GBFA)	NSW Water Directorate states "insufficient data"
SF03	Hockey field – artificial surface	0.0080	GBFA(sqM)	NSW Water Directorate states "insufficient data"
SF04	Sports ground irrigated area	0.6000	shower	NSW Water Directorate states "insufficient data"
		0.6000	wc	NSW Water Directorate states "insufficient data"
SF05	Bowling alley	0.5500	lane	TW rate same as NSW Water Directorate
SF06	Bowling green	0.0080	GBFA(sqM)	NSW Water Directorate states "insufficient data"
SF07	Swimming pool – indoor/outdoor	case-by-case	case-by-case	NSW Water Directorate states "insufficient data"

Code	Property Type	ET per unit	Unit	NSW Water Directorate
SF08	Gymnasium	0.6000	amenities	Not covered by NSW Water Directorate
CF	Community facilities			
CF01	Child care centre/pre school	0.0570	child	NSW Water Directorate uses higher rate of 0.1000 per person
CF02	Education – school (primary & secondary)	0.0570 ⁶	student	NSW Water Directorate uses lower rate of 0.0500 per person
CF03	Education – college / university (tertiary)	0.0570 ⁶	student	NSW Water Directorate uses lower rate of 0.0240 per person
CF04	Correction centre	0.7500 ⁶	person	TW rate same as NSW Water Directorate
CF05	Church / place of worship	0.0030	GBFA(sqM)	NSW Water Directorate states “insufficient data”
CF06	Community centre/ hall	0.0030	GBFA(sqM)	NSW Water Directorate states “insufficient data”
CF07	Parks/ gardens/ reserves	0.6000	Shower + wc	NSW Water Directorate states “insufficient data”
CF08	Public amenities (per shower)	0.6000	Shower	TW rate same as NSW Water Directorate
CF09	Public amenities (per wc)	0.6000	wc	TW rate same as NSW Water Directorate
	Other			
CP00	Telstra/Aurora/Council - properties that do not have any sewerage facilities (e.g exchanges, substations & roundabouts/parks that do not have any buildings or small pieces of lands) (this may include private parcels that have no likelihood of future development)	null	null	Not covered by NSW Water Directorate
CP01	Telstra/Aurora/Council - properties that have sewer facilities (e.g exchanges, substation & roundabouts/parks that have small buildings as well) Bigger buildings to be assessed per sq meter under the office code.	1	Default 1ET	Not covered by NSW Water Directorate
ET00	Mixed use, a generic code for properties which might have multiple use, such as multiple use free hold titles	case-by-case	case-by-case	Not covered by NSW Water Directorate

⁶ Subtract 1 ET from total assessment to account for Trade Waste charges.

Code	Property Type	ET per unit	Unit	NSW Water Directorate
RU01	Residential property with a water connection and NO sewer connection (not within serviced land)	null	null	Not covered by NSW Water Directorate
NR01	Non-residential property with a water connection and NO sewer connection (Not within serviced land)	null	null	Not covered by NSW Water Directorate
MH01	Motor home dump points (located outside caravan parks)	1	Default 1ET	Not covered by NSW Water Directorate
NULL	Properties with no sewer connections	null	null	Not covered by NSW Water Directorate