

List of departures from the NSW Water Directorate's Section 64 Determinations of Equivalent Tenements Guidelines

End use code	Property type	Standard unit	NSW Water Directorate's approach - 2017	TasWater's PSP3 ET rate	Reason for departure from NSW rate
AM01	Hospital	Bed	1.4300	0.9710	WSAA rate used, as more reflective of local conditions
AM02	Hostel (medical)	Bed	1.1000	0.9710	WSAA rate used, as more reflective of local conditions
AP01	Nursing home / special care home	Bed	0.7500	0.4500	Rate reduced in PSP2, reflecting customer engagement
AP02	Self-care retirement units/villas	Dwelling	Residential Unit rate applied	1.0000	Aligned with residential dwelling, data insufficient
AP03	Self-care retirement – serviced unit (on-site)	Dwelling	Nursing home rate applied, see above	1.0000	Aligned with residential dwelling, data insufficient
AP04	Self-care retirement – serviced unit (off-site)	Dwelling	0.4500 per bed	1.0000	Aligned with residential dwelling, data insufficient
AP05	Boarding house	Bed		0.5000 (amended)	Amended to reflect NSW Water Directorate Section 64 Determination 2017
AS01	Caravan park – caravan/cabin/camping sites, including long term sites	Annual water consumption and discharge factor		Previously measured by the property/site's water meter 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 is based on TasWater's most recent annual performance report	Method as required by the TER, 2015 Determination for Price and Service Plan 2 (1 July 2015 to 30 June 2018)
AS01	Caravan park – caravan/cabin/camping sites, including long term sites (alternative method). This method applies only where previous year Q3 to Q3 annual water consumption data is not available.	Cabin and amenity		0.45 ET per self-contained cabin; 0.50 ET per toilet/shower in separate toilet block	Alternative method only, based on previous customer feedback.

End use code	Property type	Standard unit	NSW Water Directorate's approach - 2017	TasWater's PSP3 ET rate	Reason for departure from NSW rate
AS02	Bed and breakfast / guest house	Room	0.5000	0.4500	Reduced to account for local conditions
AS03	Services – motel/hotel/resort room – medium density	Room	0.4500	0.4500	Same as NSW Water Directorate Section 64 Determination 2017. Note no differentiation between high and medium density
AS04	Services – motel/hotel/resort room – high density	Room	0.4500	0.4500	Same as NSW Water Directorate Section 64 Determination 2017
AS06	Serviced apartments	Room	Use multi-residential lots (high density)	0.4500	Occupancy and usage more similar to AS04 Services – motel/hotel/resort room – high density
BE01	Single retail shop	Gross Building Floor Area (sqM)	0.01	0.0030	Retained 2009 NSW Water Directorate rate for customer consistency
BE02	Supermarket	Gross Building Floor Area (sqM)	0.003	0.0030	Same as NSW Water Directorate Section 64 Determination 2017
BE03	Shopping centre	Gross Building Floor Area (sqM)	Not specified	0.0020	Uses rate from TasWater Supplement to the WSAA Sewerage Code of Australia. Descriptive text about ET assessments is provided in PSP3 in section 9.7.1.4
BE04	Office	Annual water consumption and discharge factor		<p>Previous year Q3 to current year Q3 annual water consumption measured by the property/site's water meter multiplied by the Discharge Factor divided by the Average annual residential water consumption<sup>1</sup></p> <p>Where:</p> <ul style="list-style-type: none"> <li>- Discharge Factor is 0.95; and</li> <li>- Average annual residential water consumption for the preceding financial year based on TasWater's annual performance report</li> </ul>	Response to customer feedback. Discharge methodology based on caravan park approach and the NSW Water Directorate Section 64 Determination 2017 discharge factor
BE04	Office (alternative method). This method applies only where previous year Q3 to Q3	Gross Building Floor Area (sqM)	0.01	0.0060	Alternative method only, retained rate from NSW Water Directorate Section 64 Determination 2009 for customer

<sup>1</sup> Annual water consumption is measured from Q3 in the previous year to Q3 in the current year to allow calculation of prices for the year ahead.

End use code	Property type	Standard unit	NSW Water Directorate's approach - 2017	TasWater's PSP3 ET rate	Reason for departure from NSW rate
	annual water consumption data is not available, for example for multi-use, single meter connections (Amendment)				consistency
BE05	Hairdresser/beauty salon	Basin	0.79	0.7900 (amended)	Amended to reflect NSW Water Directorate Section 64 Determination 2017. Trade waste ET to be subtracted from total assessment to account for trade waste charges.
BE06	Laundromat	Machine	0.71	0.7100 (amended)	Amended to reflect NSW Water Directorate Section 64 Determination 2017. Trade waste ET to be subtracted from total assessment to account for trade waste charges.
BE07	Medical centre	Consulting room	0.63	0.6300 (amended)	Amended to reflect NSW Water Directorate Section 64 Determination 2017. Trade waste ET to be subtracted from total assessment to account for trade waste charges.
BE09	Car wash (wand wash)	Amenity	9.03 (Bays or lanes)	0.6000	Load expected to be all trade waste, unless a toilet/shower on site
BE10	Car wash (drive through)	Amenity	9.03 (Bays or lanes)	0.6000	Load expected to be all trade waste, unless a toilet/shower on site
BE11	Animal boarding	Kennel	NSW Water Directorate uses 'insufficient data'	0.0750	To provide customer certainty, we provide a method based on a local assessment.
				0.0060 Floor Area (sqM) office space	Same as NSW Water Directorate
BE13	Airport	-	Not covered	Case-by-case	
BE14	Nursery	Amenity	NSW Water Directorate uses 'insufficient data'	0.6000	To provide customer certainty we provide an ET rate. Most of the water consumed on the site is expected to go to stormwater.
CF01	Child care centre / pre-school	Student	0.10	0.05 (amended)	Previously adjusted to reflect customer feedback. Amended for consistency with CF02
CF02	Primary and secondary schools, including Colleges with years 11 and 12.	Student	0.05	0.05 (amended)	Amended to reflect NSW Water Directorate Section 64 Determination 2017.

End use code	Property type	Standard unit	NSW Water Directorate's approach - 2017	TasWater's PSP3 ET rate	Reason for departure from NSW rate
CF03	TAFE / University (tertiary)	Student	0.0240	0.0240	Same as NSW Water Directorate Section 64 Determination 2017. Tasmanian colleges are secondary schools, not tertiary institutions.
CF05	Church / place of worship	Amenity and Floor Area (sqM) of function/meeting rooms	NSW Water Directorate uses 'insufficient data'	0.6000 ETs per public amenity and if kitchen, 0.0080 ETs per sqM of function/meeting rooms (Floor Area)	The combination of public amenities and area of function/meeting rooms is more reflective of likely demand.
CF06	Community centre / hall	Amenity and Floor Area (sqM) of function/meeting rooms	NSW Water Directorate uses 'insufficient data'	0.6000 ETs per public amenity and if kitchen, 0.0080 ETs per sqM of function/meeting rooms (Floor Area)	
CF07	Parks/gardens/reserves	Amenity	NSW Water Directorate uses 'insufficient data'	0.6000	To provide customer certainty we provide an ET rate. This reflects the likely demand
CP00	Telstra/Aurora/Council - properties that do not have any sewerage facilities (eg xchanges, 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)		Not covered	Null	
CP01	Telstra/Aurora/Council - properties that have sewer facilities (eg exchanges, substation & roundabouts/parks that have small buildings as well) Bigger buildings to be assessed per square meter under the office code		Not covered	1.0000	As for residential dwelling. Note that 1 ET is the minimum.
EF01	Licensed club	Gross Building Floor Area (sqM)	NSW Water Directorate uses 'insufficient data'	0.0080	Same rate as EF02.
EF02	Pub/bar	Gross Building Floor Area (sqM) and accommodation	0.05	0.0080 0.450 per accommodation room	Amended rate to reflect likely trade waste component. Accommodation as per AS03

End use code	Property type	Standard unit	NSW Water Directorate's approach - 2017	TasWater's PSP3 ET rate	Reason for departure from NSW rate
		room			
EF03	Cinema/theatre/public entertainment	Visitor	NSW Water Directorate uses 'insufficient data'	0.0140	To provide customer certainty we provide an ET rate. Uses rate from TasWater Supplement to the WSAA Sewerage Code of Australia.
EF04	Conference centre	Visitor	NSW Water Directorate uses 'insufficient data'	0.0140	To provide customer certainty we provide an ET rate. Uses rate from TasWater Supplement to the WSAA Sewerage Code of Australia.
EF05	Marina	Floor Area (sqM)	0.90 per Berth	0.0080 Floor Area (sqM) of club/function/meeting rooms	TasWater does not consider number of berths an accurate reflection of demand.
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 basis	
FM01 – FM09	Food manufacturing	Amenity and office area	Not specified by NSW Water Directorate	0.6000 toilet/shower 0.0030 floor area office (sqM)	To provide customer certainty we provide an ET rate. Amenities approach provides a more reflective sewerage demand.  The detailed information in the NSW Guideline is used to calculate the total load, include trade waste. This group of customers typically have a significant trade waste demand
MH01	Motor home dump points (located outside caravan parks)		Not covered	1	1 ET minimum
MM01	Factory/workshop/warehouse	Amenity	Not specifically covered	0.6000	To provide customer certainty we provide an ET rate. Amenities approach provides a more reflective sewerage demand.  The detailed information in the NSW Guideline is used to calculate the total load, include trade waste.
MM02	Metal finishing – electroplating, anodizing, galvanizing	Amenity	Not specifically covered	0.6000	As above
MM03	Engineering – machine shops, sheet metal, foundry, extrusion	Amenity	Not specifically covered	0.6000	As above
MM04	Engineering – rolling	Amenity	Not specifically covered	0.6000	As above

End use code	Property type	Standard unit	NSW Water Directorate's approach - 2017	TasWater's PSP3 ET rate	Reason for departure from NSW rate
MM05	Manufacturing – concrete products	Amenity	Not specifically covered	0.6000	As above
MP01	Restaurant/café	Gross Building Floor Area (sqM)	0.010	0.0080	NSW water directorate includes trade waste, figure adjusted to account for this.
MP02	Takeaway/fast food no public amenities	Gross Building Floor Area (sqM)	0.0200	0.0080	NSW water directorate includes trade waste, figure adjusted to account for this.
MP03	Takeaway/fast food including public amenities	Gross Building Floor Area (sqM)	0.0480	0.0160	NSW water directorate includes trade waste, figure adjusted to account for this.
MP04	Catering	Gross Building Floor Area (sqM)	0.0200	0.0080	NSW water directorate includes trade waste, figure adjusted to account for this.
RE01	All other residential properties (other than single residential dwelling)	Dwelling	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	1.0000	We do not have sufficient data to apply differential rates.
SF01	Sports stadium	Amenity and Floor Area (sqM) of club/function/meeting	Not specifically covered	0.6000 ETs per amenity + 0.0080 ETs per sqM of club/function/meeting rooms (Floor Area)	To provide customer certainty we provide an ET rate. Amenities approach provides a more reflective sewerage demand.
SF02	Amenities and indoor facilities	Amenity and Floor Area (sqM) of club/function/meeting	NSW Water Directorate uses 'insufficient data'	0.6000 ETs per amenity + 0.008 ETs per sqM of club/function/meeting rooms (Floor Area)	To provide customer certainty we provide an ET rate. Amenities approach provides a more reflective sewerage demand.
SF03	Hockey field – artificial surface	Amenity and Floor Area (sqM) of club/function/meeting room	NSW Water Directorate uses 'insufficient data'	0.6000 ETs per amenity + 0.0080 ETs per sqM of club/function/meeting rooms (Floor Area)	To provide customer certainty we provide an ET rate. Amenities approach provides a more reflective sewerage demand.
SF04	Sports ground irrigated area	Amenity		0.6000	To provide customer certainty we provide an ET rate. Amenities approach provides a more reflective sewerage demand.

End use code	Property type	Standard unit	NSW Water Directorate's approach - 2017	TasWater's PSP3 ET rate	Reason for departure from NSW rate
SF06	Bowling green			0.6000 ETs per amenity + 0.0080 ETs per sqM of club/function/meeting rooms (Floor Area)	
SF07	Swimming pool – indoor/outdoor	-	Case-by-case	Case-by-case	
SF08	Gymnasium	Amenity	Not covered	0.6000	To provide customer certainty we provide an ET rate. Amenities approach provides a more reflective sewerage demand.
SL01	Services – laboratories	Gross Building Floor Area (sqM)	Not specifically covered	0.0100	Rate reduced to account for trade waste. The detailed information in the NSW Guideline is used to calculate the total load, include trade waste.
SL02	Services – laundries - industrial	Gross Building Floor Area (sqM)	Not specifically covered;	0.0060	Rate reduced to account for trade waste. The detailed information in the NSW Guideline is used to calculate the total load, include trade waste.
TL01 – TL02	Textile and leather	Amenity	Not specifically covered	0.6000	To provide customer certainty we provide an ET rate. Amenities approach provides a more reflective sewerage demand, given the likely trade waste load.  The detailed information in the NSW Guideline is used to calculate the total load, include trade waste.