

Appendix H
Central Coast Council Equivalent Tenement Calculation Matrix

Water and Sewer Loading Calculation - ET Assessment for Developer Charges - Central Coast Council

Category	ET Per Unit	Description	Examples
Land Subdivision			
Subdivision (all land use excluding large lot residential)	1 per lot	Land serviced with water supply and/or sewerage	Includes residential, commercial, industrial etc.
Large lot Residential Subdivision (where lot size is greater 2,000m ²)	1.2 ET/lot for Water 1 ET/lot for Sewerage	Large lot residential subdivision where increased water consumption is common.	Rural residential development
Residential Accommodation			
Residential habitable multi-dwelling properties & tourist development			
1 Bedroom	0.5	Multi dwelling residential development subject to assessment of proposed number of bedrooms.	Granny flats, dual occupancies, unit development etc. Any dwelling meeting definition of a habitable dwelling.
2 Bedroom	0.75		
3 or more Bedrooms	1		
Commercial Accommodation			
Caravan Park-Short Term Site	0.5	Caravan/camp site with shared laundry and camp kitchen	
Caravan Park-Long Term Site	0.75	Permanent occupation site with shared laundry and camp kitchen	
Hostel Bed	0.15/bed	Hostel style accommodation with communal bathrooms, kitchens etc.	Backpackers, some boarding houses (dependant on fixtures arrangements), Youth Hostels
Hotel style accommodation	0.3/room	Hotel/Motel/Inn - Short term occupation	Hotels, motels, some boarding houses (dependant on fixtures arrangements)
Hospital Bed	1/bed	Health care facilities where patients are treated on a short-medium term basis with various support services provided.	Public/private hospitals
Nursing Home	0.4/bed	Residential care facilities where occupants receive aged care or disability support but share kitchen/dining facilities	Nursing homes (various levels of care), Aged care facilities
Seniors living development	as per residential multi dwelling	Self contained sites in a multi dwelling setting	
Commercial			
Shops/offices	0.005/sq m	General commercial/business development (excludes home offices within existing residential dwellings)	Hairdresser Beauty Salon Offices Retail shops
Shopping Centre Complex	0.001/sq m	Large scale commercial/business development	Westfield, Erina Fair, Woolworths
Bulky Goods	0.001/sq.m	Commercial premises utilised for the storage and sale of bulky goods, typically large floor areas.	Bunnings, Good Guys, Domayne
Café	0.005/sq.m	A premise used for the preparation or service of light food and coffee to the public	Coffee Shops Cafes
Food Premises	0.01/sq.m	A premise used for the preparation or service of food product to the public.	Take away food Restaurant
High Volume Food Premises	0.03/sq.m	A high volume premise used for the preparation or service of food products to the public	McDonalds KFC Hungry Jacks
Nursery	based on forecast water demand or meter size		Commercial nurseries
Showroom/Car yard	office rate for office area + bulky goods for showroom area		Holden Dealership
Car wash	based on water consumption	Car wash sites with varying levels of onsite water recycling	Car Lovers Car Wash
Licenced Club, Tavern	0.04/Per occupant	Licenced premises with number of occupants based on liquor licence. Floor area associated with internal restaurants/cafes to be assessed in line with food premises provisions.	Licenced Club Pub
Medical Centre/Practice/Vet	0.4/practice room	Includes consulting rooms, imaging rooms etc.	
Service Station	0.75/no. of lanes		
Laundromat	0.6/machine		
Stables	140	Per built up hectare when serviced with water and/or sewerage	
Industrial			
Light Industrial	0.0005/sq.m	Industrial development utilised for bulk storage and warehousing in which manufacturing is not undertaken. Water shall not be utilised for operational purposes except for provision of staff amenities. Office and administration service areas are calculated separately where the office area exceeds 10% of the total building area.	Bulk storage Warehousing
Medium Industrial	0.001/sq.m	Industrial development in which minimal water consumption may be intermittently utilised within the manufacturing or operational process. Office and administration service areas are calculated separately where the office area exceeds 10% of the total building area.	Dry Manufacturing Dry assembly Metal work Mechanical workshops Carpentry and joinery
Heavy Industrial	Water requirements and sewage generation	Industrial development in which water consumption forms an integral function within the manufacturing or operational process. Details on water demand and sewage loads must be provided on application. Office and administration service areas are calculated separately where the office area exceeds 10% of the total building area.	Concrete plants Food processing Breweries Depots for dirty industry, eg Ausgrid depots with bath house
Public Services/ Amenities			
School	0.04/per pupil-staff	Both headworks and distribution components apply	Child Care Pre School Day Care Centre
Marina	0.16/berth	per berth	Assumes water supply and sewage pump out facilities are made available.
	0.75/berth	only for permanent residence	
Swimming Pools	20/2,500m ³ Olympic pool	Proposed pool scaled against an Olympic pool. Amenities calculated separately.	Swimming Pool
Halls/Auditoriums/Theatres/Recreation	0.5/per w.c, urinal	Public/private recreation and entertainment areas	Bowling alleys, cinemas, gyms, dance halls, squash courts, public halls, places of worship.
Amenities	0.5/per w.c, urinal	Public amenities. Charges will not be levied for amenities provided by not-for-profit community groups (non-government), at public assets.	Sports amenities Public amenities

Water and Sewerage Developer Charges 2019 DSP

Equivalent Tenement Calculation Examples

Single Residential Development

An existing residential property, connected to Council's network within the existing water supply and/or sewerage scheme, has a credit of 1 Equivalent Tenement (ET).

The construction of a single residential dwelling, regardless of the number of bedrooms, is covered by the 1 ET credit.

Multi residential dwellings

An existing residential property, connected to Council's network within the existing water supply and/or sewerage scheme, has a credit of 1 ET.

The construction of multiple residential dwellings on a single parcel of land, will require an assessment of the number of bedrooms within each dwelling to determine the number of ETs payable, after accounting for the 1 ET credit.

Example 1

An existing residential property with a two bedroom house is redeveloped. One two bedroom dwelling is constructed, in addition to another three bedroom dwelling in a 'dual occupancy' arrangement:

$$\begin{aligned}\text{Total loading} &= 0.75 \text{ ET} + 1 \text{ ET} \\ &= 1.75 \text{ ET} \\ &\text{Minus 1 ET credit for existing residential parcel} \\ &= 0.75 \text{ ET payable}\end{aligned}$$

Example 2

An existing residential property with a two bedroom house, has a single bedroom granny flat added, the original two bedroom dwelling remains unchanged:

$$\begin{aligned}\text{Total loading} &= 0.75 \text{ ET} + 0.5 \text{ ET} \\ &= 1.25 \text{ ET} \\ &\text{Minus 1 ET credit for existing residential parcel} \\ &= 0.25 \text{ ET payable}\end{aligned}$$

Example 3

An existing residential property with a single bedroom house, has a single bedroom granny flat added. The original single bedroom dwelling remains unchanged:

$$\begin{aligned}\text{Total loading} &= 0.5 \text{ ET} + 0.5 \text{ ET} \\ &= 1 \text{ ET} \\ &\text{Minus 1 ET credit for existing residential parcel} \\ &= 0 \text{ ET payable}\end{aligned}$$

Example 4

Three existing residential parcels of land are acquired by a single developer with the site redeveloped into a residential unit development. A total of eight two bedroom units and nine single bedroom units are constructed. The ground floor of the new development also features a 50 square metre Café.

$$\begin{aligned}\text{Total loading} &= 6 \text{ ET} (8 \times 0.75) + 4.5 \text{ ET} (9 \times 0.5) + 0.25 \text{ ET} (50\text{m}^2 \times 0.005 \text{ ET/m}^2) \\ &= 10.75 \text{ ET} \\ &\text{Minus 3 ET credit for existing residential parcels} \\ &= 7.75 \text{ ET payable}\end{aligned}$$

Industrial Development - Heavy Industrial (Wet Industry)

A beverage manufacturing plant is proposed which will have the following demand and discharge characteristics:

Average annual water demand	15 ML
Peak day water demand	50 kL
Average daily trade waste discharge	30 kL

The determination of water supply equivalent tenements is based on an assessment of average annual demand and peak day demand in accordance with the DSP as follows:

One Equivalent Tenement equals:

Water Supply

- 150 kL/year annual water demand (IPART Determination) or
- 0.92 kL/day peak day water demand (whichever is greater)

Sewerage

- 125 kL/year annual sewage discharge (IPART Determination)

Water Developer Charges

$$\begin{aligned}\text{Average annual water demand} &= 15 \text{ ML} \\ &= 15 \text{ ML} \times (1000 \text{ kL/ML}) / 150 \text{ kL/ET/year} \\ &= 100 \text{ ET}\end{aligned}$$

$$\begin{aligned}
\text{Peak day water demand} &= 50 \text{ kL} \\
&= 50 \text{ kL} / 0.92 \text{ kL/ET/day} \\
&= 54.35 \text{ ET}
\end{aligned}$$

Average annual demand governs for the calculation of Water Supply Developer Charges for this example. 100 Equivalent Tenements payable minus any existing site credits for Water Supply.

Sewerage Developer Charges

$$\begin{aligned}
\text{Average daily trade waste discharge} &= 30 \text{ kL} \\
&= 30 \text{ kL} \times (365 \text{ days/year}) / 125 \text{ kL/year} \\
&= 87.6 \text{ ET}
\end{aligned}$$

87.6 Equivalent Tenements payable minus any existing site credits for Sewerage.

Industrial Development – Manufacturing with offices

An existing factory building located on a parcel of land within an existing industrial subdivision is converted into a manufacturing business. The sites previous use (and previous developer charges paid) resulted in a credit of 0.6 ET being applicable to the building.

The building has a total floor area of 1,600m² of which 1,300m² will be used for manufacturing and assembly, with the remaining 300m² to be used as an office space to support the production activities.

Proposal utilises over 10% of the factory area for offices, therefore a combination of Medium Industrial and Office development types apply (exceeds 10% allowance for offices within Light and Medium Industrial uses).

Balance of floor area exceeding 10% to be paid at 'office rate' with remainder of floor area to be paid at 'medium industrial' rate as shown in ET calculation matrix.

$$\begin{aligned}
\text{Office Area payable} &= 300\text{m}^2 - (1,600\text{m}^2 \times 10\%) \\
&= 140\text{m}^2 \times 0.005\text{ET/m}^2 \\
&= 0.7 \text{ ET}
\end{aligned}$$

$$\begin{aligned}
\text{Medium Industrial Area payable} &= (1,600\text{m}^2 - 140\text{m}^2) \times 0.001 \text{ ET/m}^2 \\
&= 1.46 \text{ ET}
\end{aligned}$$

$$\begin{aligned}
\text{Total loading} &= 0.7 \text{ ET} + 1.46 \text{ ET} \\
&= 2.16 \text{ ET} \\
&\text{Minus } 0.6 \text{ ET credit for existing industrial building} \\
&= 1.56 \text{ ET payable}
\end{aligned}$$