

Appendix E

Central Coast Council Equivalent Tenement Calculation Matrix

Water and Sewer Loading Calculation - ET Assessment for Developer Charges - Central Coast Council - 2024 DSP

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 2,000m2)	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.	Secondary dwellings, dual occupancies, unit development etc. Any dwelling meeting definition of a habitable dwelling. Studio in line with Council DCP will not trigger any charge.
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, Disability Group Home
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		Car Dealership
Car wash	based on water consumption	Car wash sites with varying levels of onsite water recycling	Car Lovers Car Wash
Licensed Club, Tavern	0.04/Per occupant	Licensed 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.	Licensed 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			
Warehousing	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
Dry Manufacturing / 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	20/2,500m3 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