



AGENDA

INFRASTRUCTURE, PLANNING AND ENVIRONMENT COMMITTEE

14 JULY 2022

MEMBERSHIP: Councillors J Black, L Burns, S Chowdhury, M Dickerson, V Etheridge, J Gough, R Ivey, D Mahon, P Wells and M Wright.

The meeting is scheduled to commence at 5.30 pm.

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IPEC22/26 LEAVE OF ABSENCE (ID22/1305)	
IPEC22/27 CONFLICTS OF INTEREST (ID22/1308)	
IPEC22/28 LIQUID TRADE WASTE AND SEWERAGE AND TRADE WASTE DISCHARGE FACTOR POLICIES - RESULTS OF PUBLIC EXHIBITION (ID22/1292)	3
The Committee had before it the report dated 28 June 2022 from the Manager Water Supply and Sewerage regarding Liquid Trade Waste and Sewerage and Trade Waste Discharge Factor Policies - Results of Public Exhibition.	
IPEC22/29 WALKWAY CLOSURE - MEADOWBANK DRIVE AND SPRINGFIELD WAY DUBBO - DISPOSAL TO ADJOINING OWNERS (ID22/1036)	63
The Committee had before it the report dated 27 June 2022 from the Road Services Engineer regarding Walkway Closure - Meadowbank Drive and Springfield Way Dubbo - Disposal to Adjoining Owners.	
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The Committee had before it the report dated 22 June 2022 from the Director Development and Environment regarding Building Summary - June 2022.	

IPEC22/31 SOCIAL HOUSING DEVELOPMENT SCHEME - DRAFT PLANNING AGREEMENT (ID22/1294)

The Committee had before it the report dated 30 June 2022 from the Manager Growth Planning regarding Social Housing Development Scheme - Draft Planning Agreement.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).

IPEC22/32 TENDER FOR NORTHERN REGULAR PASSENGER TRANSPORT APRON EXTENSION (ID22/1311)

The Committee had before it the report dated 4 July 2022 from the Manager Dubbo Regional Airport regarding Tender for Northern Regular Passenger Transport Apron Extension.

In accordance with the provisions of Section 9 (2A) of the Local Government Act 1993 the Chief Executive Officer is of the opinion that consideration of this item is likely to take place when the meeting is closed to the public for the following reason: information that would, if disclosed, prejudice the commercial position of the person who supplied it (Section 10A(2)(d)(i)).



REPORT: Liquid Trade Waste and Sewerage and Trade Waste Discharge Factor Policies - Results of Public Exhibition

DIVISION: Infrastructure
REPORT DATE: 28 June 2022
TRIM REFERENCE: ID22/1292

EXECUTIVE SUMMARY

Purpose	Adopt a policy	
Issue	Adoption of the Draft Liquid Trade Waste Policy and Draft Sewerage and Trade Waste Discharge Factor Policy	
Reasoning	<p>Councils are responsible for the provision of water supply and sewerage services in regional NSW and for approving liquid trade waste discharges to their sewerage systems through section 68 of the Local Government Act 1993 (the Act).</p> <ul style="list-style-type: none"> • Section 68 of the Local Government Act 1993. • Department of Planning, Industry and Environment Trade Waste Management Guidelines 2021. • NSW Government's Best Practice Management of Water Supply and Sewerage Guidelines 2007. 	
Financial Implications	Budget Area	There are no financial implications arising from this report.
Policy Implications	Policy Title	<ul style="list-style-type: none"> • Liquid Trade Waste Policy • Sewerage and Trade Waste Discharge Factor Policy.
	Impact on Policy	Adoption of Council policies.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principle themes and a number of objectives and strategies. This report is aligned to:

Theme: 2 Infrastructure

CSP Objective: 2.2 Infrastructure meets the current and future needs of our community

Delivery Program Strategy: 2.2.1 Water and sewer infrastructure and services meet the needs of the community

RECOMMENDATION

- 1. That the Draft Liquid Trade Waste Policy, as attached at Appendix 1, be adopted.**
- 2. That the Draft Sewage and Trade Waste Discharge Factor Policy, as attached at Appendix 2, be adopted.**

Luke Ryan
Director Infrastructure

SC
Manager Water Supply
and Sewerage

BACKGROUND

Councils are responsible for the provision of water supply and sewerage services in regional NSW and for approving liquid trade waste discharges to their sewerage systems through section 68 of the *Local Government Act 1993*.

Both the former Dubbo City and Wellington councils had in place a Liquid Trade Waste Policy since 2005 and a Sewage and Trade Waste Discharge Factor Policy. The draft policies are updated in accordance with the latest Liquid Trade Waste Management Guidelines (2021), which have been prepared by the Water Utilities Branch of the Department of Planning, Industry and Environment and NSW Government's *Best Practice Management of Water Supply and Sewerage Guidelines 2007*.

Previous Resolutions of Council

14 April 2022 Infrastructure, Planning and Environment Committee	1. That the Draft Liquid Trade Waste Policy (Appendix 1) and Draft Sewage and Trade Waste Discharge Factor Policy (Appendix 2) be placed on public exhibition for a period of 28 days.
28 April 2022 Ordinary Council	2. That a further report at the conclusion of the exhibition period be provided to Council for adoption of the policies.

The draft policies were placed on public exhibition for a period of 28 days from 31 May 2022 to 28 June 2022 to allow members of the public to provide feedback on the draft policies in accordance with section 160 of the Local Government Act.

Consequently, no written submissions were received.

REPORT

The NSW framework is driven by the NSW Government's *Best Practice Management of Water Supply and Sewerage Guidelines, 2007*. Sound regulation of sewerage and liquid trade waste is a key element of the 2007 guidelines, and requires each Council to implement the following integrated measures:

- Preparation and implementation of a sound liquid trade waste regulation policy (refer to chapter 3), assessment of each liquid trade waste application, and determination of appropriate conditions of approval.
- Full cost recovery with appropriate sewer usage charges and liquid trade waste fees and charges in order to provide the necessary pricing signals to dischargers. These charges must include non-compliance trade waste usage charges and non-compliance excess mass charges in order to provide the necessary incentives for dischargers to consistently comply with their conditions of approval.
- Monitoring, mentoring and coaching of dischargers in order to achieve cleaner production and assist them to comply with their conditions of approval.

- Enforcement, including appropriate use of penalty notices in the NSW legislation. Orders may also be issued under the *Local Government Act 1993*.
- Disconnection of a liquid trade waste service in the event of persistent failure to comply with Council's conditions of approval.

The above measures comprise the NSW framework for regulation of sewerage and trade waste. The framework involves a preventive risk management approach, which has been developed to address the use of common pool resources by providing economic incentives for dischargers to minimise their waste and to consistently comply with their conditions of approval.

Council is committed to meeting Best Business Practice Guidelines. With the release of the new Trade Waste Management Guidelines 2021, Dubbo Regional Council was required to update its Liquid Trade Waste Policy (**Appendix 1**) and Sewage and Trade Waste Discharge Factor Policy (**Appendix 2**) to reflect these guidelines.

Consultation

- The draft policies were placed on public exhibition for a period of 28 days from 31 May 2022 to 28 June 2022 to allow members of the public to provide feedback on the draft policies, in accordance with section 160 of the Local Government Act. Consequently.
- No written submissions were received.

Resourcing Implications

Total Financial Implications	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Current year + 4 (\$)	Ongoing (\$)
a. Operating revenue	390,188	383,345	392,928	402,752	412,820	0
b. Operating expenses	269,770	283,966	294,801	306,865	317,775	0
c. Operating budget impact (a – b)	120,418	99,379	98,127	95,887	94,977	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	120,418	99,379	98,127	95,887	94,977	0
Does the proposal require ongoing funding?		No				
What is the source of this funding?		NA				

Table 1. Ongoing Financial Implications These figures are existing operational cost only.

APPENDICES:

- [1](#) Draft Council Policy - Liquid Trade Waste
- [2](#) Draft Council Policy - Sewage and Trade Waste Discharge Factor



COUNCIL POLICY

Liquid Trade Waste Policy

Date	July 2022
Council Resolution Date	
Clause Number	
Responsible Position	Manager Water Supply and Sewerage
Branch	Water and Sewer
Division	Infrastructure
Version	1.0
TRIM Reference Number	
Review Period	Three (3) years
Review Date	July 2022
Consultation	Public Exhibition - 31 May 2022 to 28 June 2022

Document Revision History	
Description	Date
Adopted in draft format for public exhibition	
Notes	

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PURPOSE

This policy sets out how Dubbo Regional Council will regulate sewerage and trade waste discharges to its sewerage system in accordance with the NSW Framework for Regulation of Sewerage and Trade Waste (Appendix E).

Sewerage systems are generally designed to cater for liquid waste from domestic sources that are essentially of predictable strength and quality. Council **may** accept liquid trade waste into its sewerage system as a **service** to businesses and industry.

Liquid trade wastes may exert much greater demands on sewerage systems than domestic sewage and, if uncontrolled, can pose serious problems to public health, worker safety, Council's sewerage system and the environment.

This Policy is consistent with the *Liquid Trade Waste Management Guidelines 2021* developed by the Water Utilities Branch of the NSW Department of Planning, Industry and Environment: (https://www.industry.nsw.gov.au/_data/assets/pdf_file/0010/147088/trade-waste-management-guidelines.pdf)

The objectives¹ of this policy are to:

- Protect public and workers health and safety and the environment.
- Protect Council's assets from damage.
- Minimise adverse impacts on the sewage treatment processes.
- Assist Council meeting regulatory and licence compliance.
- Promote water conservation, waste minimisation, cleaner production, effluent recycling and biosolids reuse.
- Provide an environmentally responsible liquid trade waste service to the non-residential sector.
- Ensure commercial provision of services and full cost recovery through appropriate sewerage and liquid trade waste fees and charges.

BACKGROUND AND RELATED LEGISLATION

Council provides sewerage services appropriate to the current and future needs of the local community in accordance with relevant acts, regulations and standards. Some of the relevant acts and regulations are as follows:

- Local Government Act 1993
- Local Government (General) Regulation 2005
- Protection of the Environment (Operations) Act 1997 and Regulations
- NSW Best-Practice Management of Water Supply and Sewerage Guidelines 2007
- Australian Sewage Quality Management Guidelines June 2012
- National Framework for Wastewater Source Management 2008
- Liquid Trade Waste Management Guidelines 2021
- Plumbing Code of Australia (2016)
- Australian Standards
- Public Health Act 2010

¹ The above objectives are consistent with the *National Framework for Sewage Quality Management in the Australian Sewage Quality Management Guidelines, June 2012*, Water Services Association of Australia (WSAA).

SCOPE

This Policy has been developed to ensure the proper control of liquid trade waste and hence protection of public health, worker safety, the environment, and Council's sewerage system. The Policy also promotes waste minimisation, water conservation, water recycling and biosolids reuse.

DEFINITIONS

Term	Definition
Assumed Concurrence	Councils with significant experience in liquid trade waste regulation are encouraged to apply to the Secretary, Department of Planning, Industry and Environment seeking to obtain concurrence for Council's approval for Classification B and Classification S discharges. If granted, Council will no longer need to forward such applications to the department for concurrence, provided that Council complies with the conditions outlined in the notice of concurrence.
Automatic Assumed Concurrence	Council has been granted assumed concurrence for approval for Classification A discharges, provided that Council complies with conditions outlined in the notice of concurrence. Such applications may be approved by Council without forwarding the application to the Department for concurrence.
Biochemical Oxygen Demand (BOD ₅)	The amount of oxygen utilised by micro-organisms in the process of decomposition of organic material in wastewater over a period of five days at 20°C. In practical terms, BOD is a measure of biodegradable organic content of the waste.
Bio Solids	Primarily organic solid product produced by sewage processing. Until such solids are suitable for beneficial use, they are defined as wastewater solids or sewage sludge.
Blackwater	Wastewater containing human excrement (ie faeces, urine).
Bunding	Secondary containment provided for storage areas, particularly for materials with the propensity to cause environmental damage.
Chemical Oxygen Demand (COD)	A measure of oxygen required to oxidise organic and inorganic matter in wastewater by a strong chemical oxidant. Wastewaters containing high levels of readily oxidised compounds have a high COD.
Chemical Toilet	Toilet in which wastes are deposited into a holding tank containing a deodorising or other chemicals. Stored wastes must be pumped out periodically.
Commercial Retail Discharge	Commercial discharges can be described as wastes that are discharged from businesses dealing directly with the public.
Commercial Catering	A commercial caterer is typically a stand-alone operation and prepares food for consumption off-site. These types of businesses typically cater to wedding functions, conferences, parties, etc. This definition does not apply to a food processing factory supplying pre-prepared meals to a third party.
Concurrence	Under section 90(1) of the <i>Local Government Act 1993</i> and cl. 28 of the Local Government (General) Regulation 2005, Council must obtain the written concurrence of the Secretary of the Department of Planning Industry and Environment prior to approving the discharge of liquid trade waste to Council's sewerage system. The Department's Water Utilities Branch provides concurrence on behalf of the Secretary.

Term	Definition
Contingency Plan	A set of procedures for responding to an incident that will affect the quality of liquid trade waste discharged to the sewerage system. The Plan also encompasses procedures to protect the environment from accidental and unauthorised discharges of liquid trade waste, leaks and spillages from stored products and chemicals.
Due Diligence Program	A Plan that identifies potential health and safety, environmental or other hazards (eg spills, accidents or leaks) and appropriate corrective actions aimed at minimising or preventing the hazards.
Effluent	The liquid discharged following a wastewater treatment process.
Effluent Improvement Plan (EIP)	The document required to be submitted by a discharger who fails to meet the acceptance limits set down in Council's approval conditions and/or liquid trade waste agreement. The document sets out measures taken by a discharger in order to meet the acceptance limits within the agreed timeframe.
Fast Food Outlet	A food retailing business featuring a very limited menu, precooked or quickly prepared food and take-away operations. Premises of this nature include KFC, McDonalds, Red Rooster, Pizza Hut, Hungry Jack's, Burger King, etc.
Galley Waste	Liquid waste from a kitchen or a food preparation area of a vessel; not including solid wastes.
Grey Water	Wastewater from showers, baths, spas, hand basins, laundry tubs, washing machines, dishwashers or kitchen sinks.
Heavy Metals	Metals of high atomic weight which in high concentrations can exert a toxic effect and may accumulate in the environment and the food chain. Examples include mercury, chromium, cadmium, arsenic, nickel, lead and zinc.
Housekeeping	A general term, which covers all waste minimisation activities connected within the premises as part of its operation.
Industrial Discharges	Industrial liquid trade waste is defined as liquid waste generated by industrial or manufacturing processes.
Liquid Trade Waste	Liquid trade waste means all liquid waste other than sewage of a domestic nature.
Mandatory Concurrence	For the liquid waste in Classification C, councils need to obtain concurrence for approval of each discharge. The Water Utilities Branch of the Department of Planning, Industry and Environment provides concurrence on behalf of the Department's Secretary.
Methylene Blue Active Substances (MBAS)	These are anionic surfactants (see surfactants definition) and are called MBAS as their presence and concentration are detected by measuring the colour change in a standard solution of methylene blue dye.
Minimal Pre-treatment	For the purpose of this Policy includes sink strainers, basket arrestors for sink and floor waste, plaster arrestors and fixed or removable screens.
Mixed Business	A general store that sells a variety of goods and may also prepare some food.
Open Area	Any unroofed process, storage, washing or transport area potentially contaminated with rainwater and substances which may adversely affect the sewerage system or the environment.
Pan	For the purpose of this Policy "pan" means any moveable receptacle kept in a closet and used for the reception of human waste.

Term	Definition
PFAS	A group of manufactured chemicals, containing a component with multiple fluorine atoms, with many specialty applications. Examples are perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA). They are used in a range of products such as textiles, leather, cosmetics, non-stick coatings in cookware, food packaging, and in some types of fire-fighting foam. These chemicals take a long time to break down in humans and the environment and their persistence and bioaccumulation potential pose concerns for the environment and for human health.
pH	A measure of acidity or alkalinity of an aqueous solution, expressed as the logarithm of the reciprocal of the hydrogen ion (H ⁺) activity in moles per litre at a given temperature; pH 7 is neutral, below 7 is acidic and above 7 is alkaline.
Pit latrines/Long-Drop Toilet/Pit Toilet	A type of toilet that collects faeces and urine directly into a tank or a hole in the ground.
Portable Toilet	Toilet in which wastes are deposited into a holding tank used on construction sites, caravans, motor homes, boats, trains and at outdoor gatherings. If chemicals are used to control odours, it is referred to as a chemical toilet.
Premises	Has the same meaning as defined in the <i>Local Government Act, 1993</i> dictionary and includes any of the following: <ul style="list-style-type: none"> • A building of any description or any part of it and the appurtenances to it. • Land, whether built on or not. • A shed or other structure. • A tent. • A swimming pool. • A ship or vessel of any description (including a houseboat). • A van.
Prescribed Pre-treatment Equipment	Is defined as standard non-complex equipment used for pre-treatment of liquid trade waste, eg a grease arrestor, an oil arrestor/separator, solids arrestor, cooling pit (refer to Table 8 of Liquid Trade Waste Regulation Guidelines, 2021).
Regional NSW	The area of the state that are not serviced by Sydney Water Corporation or the Hunter Water Corporation.
Secretary	The Head of the NSW Department of Industry and Environment.
Septage	Material pumped out from a septic tank during desludging; contains partly decomposed scum, sludge and liquid.
Septic Tank	Wastewater treatment device that provides a preliminary form of treatment for wastewater, comprising sedimentation of settle-able solids, flotation of oils and fats, and anaerobic digestion of sludge.
Septic Tank Effluent	The liquid discharged from a septic tank after treatment.
Sewage Management Facility	A human waste storage facility or a waste treatment device intended to process sewage and includes a drain connected to such a facility or device.
Sewage of Domestic Nature	Includes human faecal matter and urine and waste water associated with ordinary kitchen, laundry and ablution activities of a household, but does not include waste in or from a sewage management facility.
Sewerage System	The network of sewage collection, transportation, treatment and by-products (effluent and bio solids) management facilities.

Term	Definition
Ship-to-Shore Pump-out	Liquid waste from a vessel that may be considered for disposal to the sewerage system. This includes on-board toilet wastes, galley wastes and dry dock cleaning waste from maintenance activities.
Sludge	The solids that are removed from waste water by treatment.
Stormwater Run-off	Run-off resulting from rainfall.
Surfactants	The key active ingredient of detergents, soaps, emulsifiers, wetting agents and penetrants. Anionic surfactants react with a chemical called methylene blue to form a blue-chloroform- soluble complex; the intensity of colour is proportional to concentration.
Suspended Solids (SS)	The insoluble solid matter suspended in wastewater that can be separated by laboratory filtration and is retained on a filter.
Total Dissolved Solids (TDS)	The total amount of dissolved material in the water.
Total Recoverable Hydrocarbons (TRH)	Both biological and petroleum hydrocarbons which have been extracted (recovered) from a sample. TRH are equivalent to the previously reported Total Petroleum Hydrocarbons (TPH). TRH is reported in fractions with Carbon chain (C ₆ – C ₄₀). TRH with carbon chain C ₆ – C ₁₀ are flammable.
Waste Minimisation	Procedures and processes implemented by industry and business to modify, change, alter or substitute work practices and products that will result in a reduction in the volume and/or strength of waste discharged to sewer.

POLICY

This Policy has been developed to ensure the proper control of liquid trade waste and hence protection of public health, worker safety, the environment and Council's sewerage system. The Policy also promotes waste minimisation, water conservation, water recycling and biosolids reuse.

In addition, the approval, monitoring and enforcement processes for liquid trade wastes discharged to Council's sewerage system and the levying of commercial sewerage and liquid trade waste fees and charges are described in this document. The procedure for liquid trade waste approval is governed by Chapter 7 of the Local Government Act.

Under section 68 of the *Local Government Act 1993* (Act), a person wishing to discharge liquid trade waste to the sewerage system must obtain prior approval from Council. Discharge of liquid waste other than domestic sewage without prior approval is an offence under section 626 of the Act.

What is Liquid Trade Waste?

Liquid trade waste is defined in the Local Government (General) Regulation 2005 as below:

Liquid trade waste means all liquid waste other than sewage of a domestic nature.

Liquid trade waste discharges to the sewerage system include liquid wastes from:

- Industrial premises.
- Business/commercial premises (eg beautician, florist, hairdresser, hotel, motel, restaurant, butcher, supermarket, etc).
- Community/public premises (including clubs, school, college, university, hospital and nursing home).
- Any commercial activities carried out at a residential premises.
- Saleyards, racecourses and stables and kennels that are not associated with domestic households.
- Tankered human waste, ship-to-shore waste from marina pump-out facilities, portable toilet waste and established sites for the discharge of pan contents from mobile homes/caravans.
- Any other waste tankered to the sewerage facilities, eg commercial or industrial waste from un-sewered areas.

Liquid trade waste excludes:

- Toilet, hand wash basin (used for personal hygiene only), shower and bath wastes derived from all the premises and activities mentioned above.
- Wastewater from residential toilets, kitchens, bathrooms or laundries (i.e. domestic sewage).
- Wastewater from common laundry facilities in caravan parks (Note: That discharges from common kitchen facilities in caravan parks are liquid trade waste).
- Residential pool backwash.

This Policy comprises three parts:

- Part 1
Specifies the circumstances in which a person is exempt from the necessity to apply for an approval to discharge liquid trade waste to Council's sewerage system.
- Part 2
Specifies the criteria which Council will take into consideration in determining whether to give or refuse a liquid trade waste approval.

- Part 3
Specifies the application procedure and approval process, liquid trade waste discharge categories and applicable fees and charges, the NSW Framework for Regulation of Sewerage and Trade Waste, alignment with the *National Framework for Wastewater Source Management* and other relevant information.

Part 1: Exemptions

The list of discharges exempt from obtaining Council's approval is provided in Appendix B. These discharges are known as 'Deemed to be Approved'. Each such discharger must meet the standard requirements specified in Appendix A.

Part 2: Criteria for Approval to Discharge Liquid Trade Waste Into Council's Sewerage System

2.1 Factors for Consideration

Council's decision to accept liquid waste into its sewerage system will be based on the discharger satisfying Council's requirements. Therefore, when determining an application to discharge liquid waste to the sewerage system, Council will consider the following factors:

- The potential impacts of the proposed discharge on Council's ability to meet the objectives outlined in this document.
- The adequacy of the pre-treatment process(es) to treat the liquid trade waste to a level acceptable for discharge to the sewerage system, including proposed contingency measures in an event of the pre-treatment system failure.
- The capability of the sewerage system (reticulation and treatment components) to accept the quantity and quality of the proposed liquid waste.
- The adequacy of chemical storage and handling facilities, and the proposed safeguards for prevention of spills and leaks entering to the sewerage system.
- The adequacy of the proposed due diligence program and contingency plan, where required.
- Proposed management of prohibited substances and other liquid waste not planned to be discharged to the sewerage system and safeguards to avoid any accidental discharge.
- The potential for stormwater entering the sewerage system and adequacy of proposed stormwater controls.
- The potential for growth of the community.

2.2 Discharge Quality

Council's acceptance limits for liquid trade waste discharges are set out in Table 1. These limits are consistent with the acceptance limits specified in the *Liquid Trade Waste Management Guidelines, 2021* by the Department of Planning, Industry and Environment.

Table 1: Acceptance limits for liquid trade waste into the sewerage system

Parameter	Limits
Flow Rate	The maximum daily and instantaneous rate of discharge (kL/h or L/s) is determined based on the available capacity of the sewer. Large discharges are required to provide a balancing tank to even out the load on the sewage treatment works.
BOD ₅	Normally approved at 300 mg/L. Concentrations up to 600 mg/L may be accepted.
Suspended Solids	Normally approved at 300 mg/L. Concentrations up to 600 mg/L may be accepted.
COD	Normally, not to exceed BOD ₅ by more than three times. This ratio is given as a guide only to prevent the discharge of non-biodegradable waste.
Total Dissolved Solids	Up to 4000 mg/L may be accepted. The acceptance limit may be reduced depending on available effluent disposal options and may be subjected to a mass load limit.
Temperature	Less than 38°C.
pH	Within the range 7.0 to 9.0.
Oil and Grease	100 mg/L if the volume of the discharge does not exceed 10% of the design capacity of the treatment works and 50 mg/L if the volume is greater than 10%.
Detergents	All detergents are to be biodegradable. A limit on the concentration of 50 mg/L (as MBAS) may be imposed on large liquid trade wastes discharges.
Colour	Colour should be biodegradable. No visible colour when diluted to the equivalent dilution afforded by domestic sewage flow. Specific limits may be imposed on industrial discharges where colour has a potential to interfere with sewage treatment processes and the effluent management.
Radioactive Substances	If expected to be present (eg Iodine131 from ablation), acceptance requirements will be set on a case by case assessment.

Acceptance limits for inorganic and organic compounds		Maximum concentration (mg/L)
Inorganic compounds	Ammonia (as N)	50
	Boron	5
	Bromine	5
	Chlorine	10
	Cyanide	1
	Fluoride	30
	Nitrogen (total Kjeldahl)	100
	Phosphorus (total)	20
	Sulphate (as SO ₄)	500
Organic compounds	Sulphide (as S)	1
	Benzene	< 0.001
	Toluene	0.5
	Ethylbenzene	1
	Xylene	1
	Formaldehyde	30
Phenolic compounds non-halogenated	1	

Acceptance limits for inorganic and organic compounds		Maximum concentration (mg/L)
	Petroleum Hydrocarbons ²	
	C ₆ -C ₉ (flammable)	5
	Total Recoverable Hydrocarbons (TRH)	30
	Pesticides general (except organochlorine and organophosphorus)	0.1
	Polynuclear Aromatic Hydrocarbons (PAH)	5

Acceptance limits for metals	Maximum concentration (mg/L)	Allowed daily mass limit (g/d)
Aluminium	100	
Arsenic	0.5	2
Cadmium	1	5
Chromium ³	3	10
Cobalt	5	15
Copper	5	15
Iron	100	
Lead	1	5
Manganese	10	30
Mercury	0.01	0.05
Molybdenum	5	15
Nickel	1	5
Selenium	1	5
Silver	2	5
Tin	5	15
Zinc	1	5
Total heavy metals excluding aluminium, iron and manganese	Less than 30 mg/L and subject to total mass loading requirements	

Notes:

- Acceptance limits for substances not listed in above Tables will be determined on a case by case basis.
- The quality of liquid trade waste from some low risk commercial activities in Classification A and B will exceed acceptance limits listed in above Table. As a higher level of pre-treatment is not cost-effective, such waste is acceptable if the discharger installs, maintains and properly operates the required onsite pre-treatment. Similarly, septic and pan waste may exceed some acceptance limits.
- The analytical testing methods for the above parameters should be in accordance with the Australian Sewage Quality Management Guidelines, June 2012, WSAA and Council's requirements.

2.3 Prohibited or Restricted Substances and Waste

Substances prohibited from being discharged into the sewerage system unless they are specifically approved under section 68 of the Act are listed in Table 2. Refer to Appendix B for detailed description of substances and discharges either prohibited or restricted.

² Always ask a laboratory to carry out a silica gel clean up, if other than petroleum products are expected to be present in a liquid trade waste sample, e.g. animal fats, plant oil, soil, etc.

³ Where hexavalent chromium (Cr⁶⁺) is present in the process water, pre-treatment will be required to reduce it to the trivalent state (Cr³⁺), prior to discharge into the sewer

Table 2: Waste prohibited from discharge to the sewerage system

- Organochlorine weedicides, fungicides, pesticides, herbicides and substances of a similar nature and/or wastes arising from the preparation of these substances.
- Organophosphorus pesticides and/or waste arising from the preparation of these substances.
- Per- and poly-fluoroalkyl substances (PFAS).
- Any substances liable to produce noxious or poisonous vapours in the sewerage system
- Organic solvents and mineral oil[#].
- Any flammable or explosive substance[#].
- Discharges from 'Bulk Fuel Depots'.
- Discharges from chemicals and/or oil storage areas.
- Natural or synthetic resins, plastic monomers, synthetic adhesives, rubber and plastic emulsions.
- Roof, rain, surface, seepage or ground water, unless specifically permitted (clause 137A of the Local Government (General) Regulation 2005).
- Solid matter[#].
- Disposable products including wet wipes, cleaning wipes, colostomy bags, cat litter and other products marketed as flushable.
- Any substance assessed as not suitable to be discharged into the sewerage system.
- Liquid waste that contains pollutants at concentrations which inhibit the sewage treatment process – refer to Australian Sewage Quality Management Guidelines, June 2012, WSAA.
- Any other substances listed in a relevant regulation.

[#] In excess of the approved limit

2.4 Other substances/discharges either prohibited or restricted

- Stormwater from open areas.
- Contaminated groundwater.
- Discharge from float tanks.
- Discharge from new service station forecourts and other refuelling points.
- Discharge of liquid waste arising from liquefaction and/or pulverisation of solid waste by physical or chemical processes (eg macerators, alkaline hydrolysis).
- Discharge from solid food waste processing units (digesters/composters, etc).
- Use of additives in pre-treatment systems.

For further details on limitations and restrictions applicable to above discharges, refer to Appendix B of this Policy, Chapter 3 of the *NSW Liquid Trade Waste Management Guidelines, 2021*.

Part 3: Matters relating to liquid trade waste approvals

3.1 Application procedures and approval process

Council's written approval is required prior to commence discharging liquid trade waste to its sewerage system, under section 68 of the Local Government Act 1993. Application forms are available from Council.

The applicant must lodge a trade waste application providing all requested information. A trade waste application is not required to discharge liquid trade waste from 'Deemed to be Approved' activities listed in Appendix A.

3.2 Who can lodge an application

The applicant must be either the owner or the occupier of the premises. If the applicant is not the owner of the premises, the owner's consent to the application is required.

3.3 Council's process in determination of applications

Council may request an applicant to provide further information to enable it to determine the application.

3.4 Approval of applications

Where an application is approved, Council will notify the applicant including any conditions of the approval and reasons for such conditions. The duration of the approval will be as stated in the approval.

An applicant may make a minor amendment or withdraw an application before it is approved by Council. An applicant may also apply to Council to renew or extend an approval, in accordance with section 107 of the Local Government Act.

3.5 Refusal

If an application is refused, Council will notify the applicant of the grounds for refusal.

Under section 100 of the Act the applicant may request a review of Council's determination. Under section 176 of the Act, the applicant dissatisfied with Council's determination may appeal to the Land and Environment Court within 12 months.

3.6 Change of approval holder

An approval to discharge liquid trade waste to Council's sewerage system is not transferable. A new application must be lodged, and a new approval must be obtained if there is a change of the approval holder. Council must be notified of change of ownership and/or occupier in all cases, whether a new approval is required or not, to allow updating of records.

3.7 Validity of an existing approval

A new approval is required where there is a change of:

- Approval holder (either owner or occupier can be an approval holder).
- Activity generating the waste.
- The quantity or the nature of liquid trade waste.
- Approval conditions.

3.8 Modification and revocation of approvals

Council reserves the right to modify or revoke an approval to discharge liquid trade waste to the sewerage system under the circumstances described in section 108 of the *Local Government Act 1993*:

3.9 Concurrence

If Council supports an application and has a notice stating that concurrence of the Secretary, NSW Department of Planning, Industry and Environment can be assumed for the liquid trade waste relevant to the application, Council will approve the application. Otherwise, Council will seek concurrence to its approval.

For concurrence purposes, liquid trade waste discharges are divided into four classifications:

1. Concurrence Classification A – liquid trade waste for which Council has been authorised to assume concurrence to the approval subject to certain requirements.
2. Concurrence Classification B – liquid trade waste for which Council may apply for authorisation to assume concurrence to the approval subject to certain requirements.
3. Concurrence Classification S – the acceptance of septic tank, pan waste and ship-to-shore pump-out etc. Council may apply for authorisation to assume concurrence to the approval subject to certain conditions.
4. Concurrence Classification C – all other liquid trade waste that do not fall within Concurrence Classification A, B or S, and therefore require Council to forward the application for concurrence.

Refer to Appendix D which lists type of discharges that Council have assumed concurrence (ie that Council can approve without seeking concurrence from the Department).

3.10 Tracking and servicing pre-treatment devices

The Liquid Trade Waste Approval specifies the pre-treatment device to be installed and the minimum service frequency of such devices approved by Council. Council will inspect pre-treatment devices to ensure compliance within the Liquid Trade Waste Approval.

Council will install a barcode at each device to enable tracking of pre-treatment servicing. Waste transport companies will scan the barcode and this information will be automatically updated to Council's database.

Council will receive the following information for tracking each pre-treatment device:

- Barcode number.
- Date it was serviced.
- Waste transport company that serviced it.

- Any faults identified with the service (faulty lid, broken baffles, debris, etc).

By managing this data, Council will know when the next service is due or if there is any faults identified. Council will send correspondence in regards to any servicing and/or faults identified.

3.11 Sewerage and liquid trade waste fees and charges

Council provides sewerage and liquid trade waste services on a commercial basis, with full cost recovery through sewerage and liquid trade waste fees and charges. Council implements best practice pricing for non-residential sewerage and liquid trade waste services to ensure that dischargers bear a fair share of the cost of providing sewerage services and to facilitate appropriate pre-treatment, waste minimisation and water conservation.

The current sewerage and liquid trade waste fees and charges are provided on Council's website: council@dubbo.nsw.gov.au

Council's liquid trade waste fees and charges may include:

- General fees and charges (application fee, annual liquid trade waste fee, inspection and/or re-inspection fees and renewal fee).
- Category specific charges (trade waste usage charges for Charging Category 2 discharges, excess mass charges for Charging Category 3 discharges, charges for Charging Category 2S discharges and non-compliance charges).
- Other charges related to the nature of waste (charges for the discharge of stormwater from large areas, food waste disposal charges, etc).

A detailed description of the liquid trade waste fees and charges and the methodology of calculating them are provided in Appendix C.

3.12 Liquid trade waste charging categories

For charging purposes there are four liquid trade waste charging categories:

1. Category 1: Discharges requiring minimal pre-treatment, or prescribed pre-treatment but low impact on the sewerage system. These dischargers will only pay an annual fee. If pre-treatment equipment is not provided or maintained, non-compliance charges will be applied.
2. Category 2: Discharges with prescribed pre-treatment⁴ and other activities listed under this charging category in Appendix C. These dischargers will pay trade waste usage charge and annual trade waste fee. If pre-treatment equipment is not provided or not maintained, then such dischargers will be required to pay non-compliance usage charge.
3. Category 2S: Transporters who tanker human waste to Council's STWs, facility owners/operators of ship-to-shore pump out facilities and owners/operators of 'dump points' directly connected to sewer.
4. Category 3: Large (>20 kL/d) and industrial discharges (excluding shopping centres and institutions). Such dischargers will pay excess mass charges. If the discharge fails to comply with Council's acceptance limits, dischargers will be required to pay non-compliance excess mass charges and pH charges.

Note: That these charging categories are different to four classifications of that have been established for concurrence purposes (ie Classification A, B, C and S). The relationship between Concurrence Classifications and Charging Categories are shown in Figure 1 in Appendix C.

⁴ Excludes activities in Category 1.

3.13 Non-compliance liquid trade waste charges

In order to encourage compliance, Council may apply non-compliance trade waste charges. Refer to Appendix C for further details of non-compliance charges for different charging categories.

Council will continue applying non-compliance charges until the discharge meets Council's approved quality (or the Liquid Trade Waste Policy) limits, within the timeframe determined by Council for remedying the problem. If the discharger fails to rectify the problem within an agreed timeframe, the discharger may be required to cease discharging liquid trade waste into Council's sewerage system. Council may also consider issuing penalty infringement notice to a non-compliant discharger, or may prosecute the discharger.

3.14 Other applicable liquid trade waste charges

Additional fees and charges may be levied by Council if wastewater is discharged to Council's sewerage system from the following equipment and or processes, with Council's approval:

- Discharge of stormwater to the sewerage system from large open areas or large quantities of groundwater.

Refer to Appendix C for further details.

3.15 Summary of category specific liquid trade waste fees and charges

The summary of fees and charges are indicated in Table 3 below:

Table 3: Summary of liquid trade waste fees and charges

Fee/Charge	Category 1	Category 2	Category 3	Category 2S
Application fee	Yes ⁵	Yes	Yes	Yes
Annual non-residential sewerage bill with appropriate sewer usage charge/kL	Yes	Yes	Yes	No
Annual liquid trade waste fee	Yes ⁶	Yes	Yes	Variable ⁷
Re-inspection fee (when required)	Yes	Yes	Yes	Optional ⁸
Trade waste usage charge/kL	No	Yes	No	No
Human waste disposal charge/kL	No	No	No	Yes
Excess mass charges/kg	No	No	Yes	No
Non-compliance trade waste usage charge/kL	Yes ⁹	Yes ¹⁰	No	No
Non-compliance excess mass/kg and pH charges/kL (if required)	No	No	Yes	No

Note: **Other applicable charges** are not included in this Table. Refer to Appendix C.

⁵ Not applicable for discharges listed as Deemed to be Approved

⁶ May not be applicable for discharges listed as 'Deemed to be Approved'.

⁷ Refer to Appendix C for guidance on applying annual fees to Category 2S discharges.

⁸ Applicable if re-inspection of facilities is required, e.g. ship-to-shore pump-out facility.

⁹ Non-compliance trade waste usage charge, if the discharger fails to install or properly maintain appropriate pre-treatment equipment. Refer to Council's Revenue Policy

3.16 Responsibility for payment of fees and charges

Property/land owners are responsible for the payment of fees and charges for water supply, sewerage and liquid trade waste services. This includes property owners of marinas, caravan parks, etc.

Where another party (lessee) leases premises, any reimbursement of the lessor (property owner) for such fees and charges is a matter for the lessor and the lessee.

In relation to tankered human waste, transporters who collect and discharge waste at the STW are responsible for the payment. A waste transporter who tankers liquid trade waste to the STW may pay only the liquid trade waste fees and charges as non-residential sewerage fees are not applicable.

Note: That a liquid trade waste discharger (except for tankered waste) pays both the non-residential sewerage charges and liquid trade waste fees and charges.

3.17 The NSW framework for regulation of sewerage and trade waste

The NSW framework for regulation of sewerage and trade waste and the alignment with the national framework for wastewater source management are listed in Appendix E.

3.18 Enforcement of approvals and agreements

If the discharge is not approved or fails to comply with the approval conditions, the discharger is subject to prosecution and imposition of fines under the *Local Government Act 1993* (under section 626 and section 627).

The above offences are also prescribed as penalty notice offences under the Act and Council may issue a penalty infringement notice (ie on the spot fine) to such discharger (refer to Schedule 12 of the *Local Government (General) Regulation 2005*).

In addition to fines, Council may recover costs of damages and fines incurred by Council as a result of an illegal liquid waste discharge. Temporally suspension or cease the discharge may also be required.

Note: That sections 628 and 634 to 639 also list other offences related to water, sewerage and stormwater drainage.

Polluting of any waters by a discharger of liquid trade waste who does not have Council approval, or who fails to comply with the conditions of the approval is also an offence under section 120 (1) of the *Protection of the Environment Operations Act 1997*. In addition, under section 222 of this Act, Council may issue a penalty infringement notice to such a discharger.

3.19 Prevention of waste of water

Water must be used efficiently and must be recycled where practicable. It is an offence under section 637 of the *Local Government Act 1993* and its Regulation (refer to Appendix F) to waste or misuse water.

Dilution of liquid trade waste with water from any non-process source including Council's water supply, bore water, groundwater, stormwater as a means of reducing pollutant concentration is therefore strictly prohibited.

3.20 Effluent improvement plans

Where the quality of liquid trade waste discharged does not meet Council's requirements, the applicant may be required to submit an Effluent Improvement Plan setting out how Council's requirements will be met. The proposed plan must detail the methods/actions proposed to achieve the discharge limits and a timetable for implementation of the proposed actions. Such actions may include more intensive monitoring, improvements to work practices and/or pre-treatment facilities to improve the effluent quality and reliability.

3.21 Due diligence programs and contingency plans

A discharger may be required to submit a due diligence program and a contingency plan for some liquid trade waste discharges (generally in Concurrence Classification C, Charging Category 3) where it is considered that the discharge may pose a potential threat to the sewerage system. If required, a due diligence program and contingency plan must be submitted to Council within the time specified in the liquid trade waste approval.

RESPONSIBILITIES

The Manager of Water Supply and Sewerage is the responsible officer.

Appendix A: Deemed to be Approved Activities

The list of discharges exempt from obtaining of Council's approval (ie considered as 'Deemed to be Approved') is shown in Table A1. Each such discharger must meet standard requirements specified in this Table.

Table A1: Discharges deemed to be approved

Activity generating waste	Requirements
Beautician	Solvents not to be discharged to sewer.
Bed and breakfast (not more than 10 persons including proprietor)	Sink strainers in food preparation areas. Housekeeping practices (see Note 4).
Cooling tower <500L/h	No chromium-based products to be discharged to the sewer.
Crafts ceramic, pottery, etc (including hobby clubs) Flows <200 L/d Flows 200-1,000 L/d	Nil.
	Plaster arrestor required.
Day care centre (no hot food prepared)	Sink strainers in food preparation areas. Housekeeping practices (see Note 4). Nappies, wet wipes are not to be flushed into the toilet.
Delicatessen (no hot food prepared)	Sink strainers in food preparation areas. Housekeeping practices (see Note 4).
Dental technician	Plaster arrestor required.
Dental mobile (no amalgam waste)	Nil.
Dog/cat grooming/animal wash only	Dry basket arrestor for floor waste outlets and sink strainer required (see Note 3). Animal litter and any disposable waste products must not be discharged to sewer. Organophosphorus pesticides are prohibited to be discharged to sewer.
Florist	Dry basket arrestor for floor waste outlet and sink strainer required. Herbicides/pesticides are not permitted to be discharged to sewer.
Fruit and vegetable – retail	Dry basket arrestor for floor waste outlet and sink strainer required (see Note 3).
Hairdressing	Dry basket arrestor for floor waste outlet and sink strainer, hair trap.
Jewellery shop Miniplater Ultrasonic washing Precious stone cutting	Miniplater vessel to contain no more than 1.5 L of precious metal solution.
	Nil.
	If : < 1000 L/d plaster arrestor required. > 1000 L/d general purpose pit required.
*Medical centre/doctor surgery/physiotherapy *(only if plaster cast are made onsite)	Plaster arrestor required, if plaster of paris casts are used.
Mixed business (minimal hot food)	Dry basket arrestor for floor waste outlet and sink strainer required (see Note 3). Housekeeping practices (see Note 4).

Activity generating waste	Requirements
Mobile cleaning units Carpet cleaning Garbage bin washing	20 micron filtration system fitted to a mobile unit. Dry basket arrestor for floor waste outlet required. Discharge via grease arrestor (if available).
Motel (no hot food prepared and no laundry facility)	Dry basket arrestor for floor waste outlet and sink strainer required (see Note 3). Housekeeping practices (see Note 4).
Nut shop	Dry basket arrestor for floor waste outlet and sink strainer required (see Note 3).
Optical service - retail	Solids settlement tank/pit required.
Pet shop – retail	Dry basket arrestor for floor waste outlet and sink strainer required (see Note 2). Animal litter and any disposable waste products must not be discharged to sewer. Organophosphorus pesticides are prohibited to be discharged to sewer.
Pizza reheating for home delivery	Housekeeping practices (see Note 4).
Venetian blind cleaning	Nil (see Note 2).

Notes:

1. Where 'required' is used, it means as required by Council.
2. If activity is conducted outdoors, the work area is to be roofed and bunded to prevent stormwater ingress into the sewerage system.
3. Dry basket arrestors must be provided for all floor waste outlets.
4. Food preparation activities need to comply with sound housekeeping practices including:
 - a. Floor must be dry swept before washing.
 - b. Pre-wiping of all utensils, plates, bowls etc to the scrap bin before washing up.
5. Use of a food waste disposal unit (garbage grinder) and/or a food waste processing units (food waste digester, composter etc) is not permitted.

Appendix B: Prohibited or restricted substances and waste from discharge to sewer

This Appendix provides additional information in regard to substances and waste either prohibited or restricted from being discharged to sewer (as indicated in Table 2 of this Policy).

B1 Stormwater from open areas

The ingress of stormwater into the sewerage system can cause operational problems and result in sewer overflows, as the sewerage system does not have the capacity for such flows. Under clause 137A of the Regulation, the discharge of roof, rain, surface, seepage or groundwater to a sewerage system is prohibited unless specifically approved.

However, it may not be practical or feasible to totally prevent stormwater contamination and ingress into a sewerage system from some non-residential premises.

The discharge of limited quantities of stormwater (generally, 10 mm of rain) from sealed areas can be considered when roofing cannot be provided due to safety or other important considerations. In such instances, the applicant should take measures to minimise the contamination of stormwater and the volume of stormwater entering the sewerage system (eg first flush systems, flow separation, bunding, onsite detention, etc). The discharge from unsealed areas is not permitted.

Refer to Trade Waste Management Guidelines 2021 for further information.

B2 Contaminated groundwater

Similar to stormwater, discharge of groundwater or seepage water to a sewerage system is prohibited under clause 137A of the Regulation. Accordingly, groundwater extracted during construction activities (eg building/road construction activities, vacuum excavation, mining/exploration works, etc) is not permitted to be discharged to Council's sewerage system directly or indirectly.

However, groundwater previously contaminated by human activities (eg service station remediation sites) may be considered for discharge to the sewerage system. Limited quantities of groundwater from remediation projects may be accepted under controlled conditions after appropriate pre-treatment for a limited period.

B3 Discharge of landfill leachate

The discharge of leachate from municipal waste landfills to the sewerage system may be considered under controlled conditions, if there is no other viable option of managing this waste and the discharge is within the Council's acceptance limits.

B4 Discharge from float tanks

Float tanks, often referred to as floatation pods, iso-pods (isolation tank), sensory deprivation systems, or REST tanks (Restricted Environmental Stimulation Therapy Tanks) are typically small, enclosed pods containing about 1,000 litres of water. This water usually contains large quantities of Epsom salts (300 - 700 kg of magnesium sulphate), resulting in total dissolved solids concentration up to 700,000 mg/L.

Discharge of such water to sewer is not permitted due to potential adverse impacts associated with the high salt content on the sewer infrastructure and treatment processes. It is also not appropriate to dispose of such waste to septic tanks or onsite soak wells.

If wastewater is proposed to be transported away for off-site management, the operator of such facilities must provide details of liquid waste transporters and written verification from the receiving facilities acknowledging and agreeing to receive such wastewater.

B5 Discharge from service station forecourts and other refuelling points

B5.1 New premises

The discharge of wastewater from service station forecourts and other refuelling points (eg at bus depot, etc) is not permitted.

Refer to NSW EPA Practice Note, titled *Managing Run-off from Service Station Forecourts*, June 2019, for options for managing such wastewater.

B5.2 Existing premises

The discharge from existing service stations and other refuelling areas may be permitted, provided appropriate pre-treatment and discharge control requirements are adhered to. Further information is provided in Chapter 3 and Appendix F of the Liquid Trade Waste Management Guidelines 2021.

If a refuelling area is refurbished, then the discharge from this area must be disconnected from the sewerage system.

B6 Discharges from liquefaction and/or pulverisation of solid waste by physical or chemical processes

The wastewater arising from liquefaction or pulverisation of solid waste by physical (eg pulping, macerating) or chemical means (eg dissolving solid waste in highly acidic or alkaline solutions) is not permitted to be discharged to the sewerage system.

Accordingly, discharges from the following devices/processes are not permitted:

- **Macerators** or similar devices that pulverise solid waste. Solid waste includes, but is not limited to sanitary napkin, placenta, surgical waste, disposable nappy, mache bedpan/urine containers, food waste, disposable products and animal waste (dog/cat faeces, cat litter).
- **Food waste disposal units**, also known as in-sink food waste disposers or garbage grinders in commercial premises. Discharges from existing installations in hospitals and nursing homes may be permitted, provided that wastewater is discharged through an adequately sized grease arrestor (additional charges will be applied). If the kitchen is refurbished, the food waste disposal unit must be removed.
- **Alkaline hydrolysis waste**, process where a human or animal tissue is broken down using alkaline solutions at elevated temperatures and pH. The process may be used in animal care facilities, veterinary premises, animal research laboratories, funeral parlours etc. The generated wastewater is of a high strength and may exhibit high loadings on the sewerage system. Accordingly, the wastewater generated by this process is **not** permitted to be discharged to the sewerage system.

B6.1 Discharge from solid food waste processing units (digesters/composters, etc)

Discharge from solid food waste processing equipment (composters/digesters, etc) is prohibited, unless specifically approved by Council with the Department's concurrence.

Discharge from a solid food waste processing unit (digesters/composters, etc) to Council's sewerage system is a Concurrence Classification C discharge (ie Charging Category 3), hence Council needs to obtain concurrence to its approval from the Department for individual applications.

The quality of wastewater from this equipment depends on the type of solid waste fed into it and the effectiveness of the onsite pre-treatment, hence frequent sampling will be required for monitoring and charging purposes. Sampling needs to be undertaken by either a Council officer or an independent party acceptable to Council.

Appropriate onsite pre-treatment needs to be provided prior to combining with any other liquid waste stream that discharges to the Council's sewerage system.

Each application will be assessed on a case by case basis.

B7 Use of additives in pre-treatment systems

The use of bacterial, enzyme and/or odour controlling agents in pre-treatment equipment (eg in grease arrestors) is prohibited unless specifically approved by Council with the Department's concurrence.

B8 Disposal of solid products

Disposal of solid products including those marketed as 'flushable' (eg wet wipes, cleaning wipes, cat litter, etc) is not permitted to the sewerage system.

Contrary to manufacturers' claims, flushable wet wipes do not breakdown in the sewerage system similarly to a toilet paper and may cause blockages within the premises or in the Council's sewerage system and may cause raw sewage overflow to the environment.

Appendix C: Non-residential sewerage and liquid trade waste fees and charges

This Appendix provides information on Council's charging criteria for liquid trade waste customers. Some guidance is also provided on the applicable non-residential sewerage charges.

The best practice pricing for non-residential sewerage and liquid trade waste services are to ensure that liquid trade waste dischargers pay a fair share of the cost of sewerage services provided by Council. Appropriate pricing is essential to provide relevant pricing signals to non-residential and liquid trade waste customers to use water and sewerage system efficiently.

C1 Non-residential sewerage pricing¹⁰

A non-residential sewerage bill is based on a cost-reflective two-part tariff with an annual access charge and a uniform sewer usage charge per kL. The total discharged volume to the sewerage system can be either measured (by a flow meter) or estimated using the customer's total water consumption multiplied by a sewer discharge factor.

The sewerage bill for a non-residential customer is calculated as follows:

$$B = SDF \times (AC + C \times UC)$$

Where: B = Annual non-residential sewerage bill (\$)
 C = Customer's water annual consumption (kL)
 AC = Annual non-residential sewerage access charge as shown below (\$)
 SDF = Sewer discharge factor
 UC = Sewer usage charge (\$/kL)

Access charge

The sewerage access charge is proportional to the square of the size of the water supply service connection, $\left(AC_{20} \times \frac{D^2}{400} \right)$

AC =

Where: AC₂₀ = Annual non-residential sewerage access charge for 20 mm water service connection (\$)

D = Water supply service connection size (mm)

Sewer usage charge

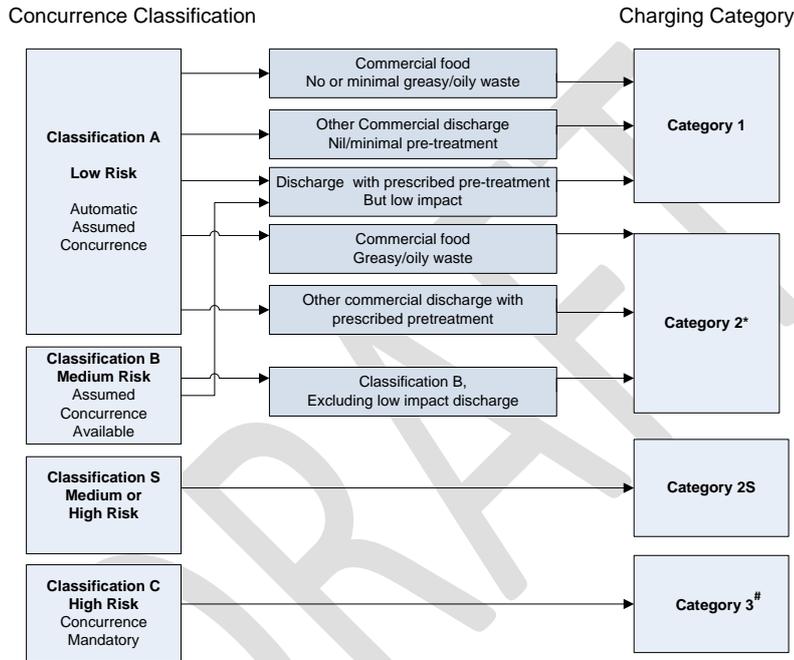
The sewer usage charge (\$/kL) is applied for the total volume of wastewater discharged to the sewerage system.

¹⁰ Detailed guidance for calculation of non-residential sewerage prices are provided in the Department's Water Supply, Sewerage and Trade Waste Pricing Guidelines, 2002, Department of Land and Water Conservation

C2 Liquid trade waste fees and charges

This section describes various fees and charges associated with liquid trade waste and fees and charges applicable to charging categories. Figure 1 shows the relationship between concurrence classifications and charging categories.

FIGURE 1 CHARGING CATEGORIES FOR LIQUID TRADE WASTE



*Includes discharges from a fish shop (fresh fish for retail).

#Except shopping complexes and institutions (hospital, educational facilities, etc. which will be charged as Category 2 in accordance with activities carried out on the premises.

In summary, Classification A discharges fall into Charging Category 1 or Category 2. Classification B discharges fall into Charging Category 2, except for a few discharges with low impact on the sewerage system which fall into Category 1. Classification S discharges fall into Charging Category 2S and Classification C discharges fall into Charging Category 3.

C2.1 Description of various trade waste fees and charges

Followings sections describe various trade waste fees and charges and the methodology of calculating them.

C2.1.1 Application fee

The application fee recovers the costs of administration and technical services provided by Council in processing a liquid trade waste application. This fee varies for different charging categories to reflect the complexity of processing the application.

C2.1.2 Annual trade waste fee

The purpose of this fee is to recover the costs incurred by Council for ongoing administration and scheduled inspections, in order to ensure that the discharge complies with the approval conditions. As part of an inspection, Council may undertake monitoring which may include, but is not limited to, flow measurement and the sampling. In general, the cost of one inspection is included in the annual fee, in particular for Category 1 and 2 discharges.

The annual liquid trade waste fee varies for different charging categories in order to reflect the complexity of their inspection and administration requirements. In particular, for Category 3 discharges, Council may opt to set the annual fee on a case by case basis to reflect the complexity of monitoring requirements and the extent of inspection.

Council may require a discharger to pay for monitoring (quantity and quality) on the basis of full cost recovery.

C2.1.3 Inspection fee/re-inspection fee

The cost of one inspection is usually included in annual liquid trade waste fee for charging categories 1 and 2.

However, it may be required to conduct unplanned inspections or reinspections of a premise (eg non-compliance with approved conditions, investigating an accident, etc). Also, more frequent inspections may be necessary for large and industrial discharges.

Where more than one inspection is undertaken in a financial year and/or the cost of inspections is not included in the annual fee, the cost may be recovered from the discharger as the reinspection fee.

Council may recover the cost of sample analysis from the discharger, in addition to the reinspection fee.

C2.1.4 Renewal fee

Council will apply a renewal fee if an existing approval needs to be renewed in accordance with Council's Revenue Policy.

C2.1.5 Category specific charges

The following sections describe the charging categories and fees and charges applicable to each charging category. If a discharge is not listed, Council will determine (with the consultation of the Department) the relevant charging category, based on the quality and the quantity of discharge.

The following sections describe the charging categories and fees and charges applicable to each charging category. Liquid trade waste discharges that fall into each category are listed under each charging category. If not listed, Council will place the discharger in an appropriate charging category based on the quality and quantity of discharge.

C3 Category 1 discharger

This charging category includes:

- Classification A discharges (both commercial retail non-oily/greasy food preparation and other commercial discharges, listed below) .
- Classifications B discharges identified as low risk.

Some of the above discharges may require prescribed pre-treatment to be installed however, the treated effluent is considered to have a low impact on the sewerage system.

Classification A discharges – commercial retail food preparation activities that do not generate or generate minimal oily/greasy waste: bakery (only bread baked onsite), bistro (sandwiches, coffee only), boarding/hostel < 10 persons, café/coffee shop/coffee lounge, canteen/cafeteria, community hall/civic centre (minimal food), day care centre (minimal hot food), delicatessen (minimal or no hot food), fruit and vegetable shop, hotel/motel (minimal hot food), ice cream parlour (take away only), juice bar, mobile food van (no hot food), mixed business (minimal hot food), nightclub (no hot food), nut shop, pie shop (re-heating only), pizza no cooking/reheating (pizza heated and sold for consumption off-site), potato peeling (small operation), sandwich shop/salad bar/snack bar (no hot food) and take away food outlet (no hot food).

Classification A discharges from other commercial activities: animal wash, beautician/hairdressing, crafts < 1,000 L/d, dental surgery/dental technician (plaster casts), dry cleaning, florist, funeral parlour, jewellery shop, medical centre/physiotherapy (plaster casts), mobile cleaning units, morgue, optical service, pet shop, plants retail (no nursery), non-residential swimming pool/hydrotherapy, veterinary.

Classification A or B discharges with prescribed pre-treatment and low impact on the sewerage system: boiler blowdown, cooling tower, industrial boilers, laboratory (analytical/pathology/tertiary institution), laundry, primary and secondary school¹¹, vehicle washing/detailing (excluding truck washing).

C3.1 Category 1 discharger - liquid trade waste charges

C3.1.1 'Deemed to be Approved' discharges

For a discharger in 'Deemed to be Approved' discharge charges may not apply.

³ If significant hot food preparation is carried out, Category 2 charges may be levied by council.

C3.1.2 Category 1 discharger, other than 'Deemed to be Approved'

A Category 1 discharger who installs recommended appropriate pre-treatment equipment and maintains them regularly will be required to pay **only** the annual fee nominated for Category 1.

Liquid trade waste bill for Category 1 discharger (TW_1)

$$TW_1 = A_1$$

A_1 = Annual liquid trade waste fee (\$) for Category 1

C4 Category 2 discharger

Category 2 liquid trade waste dischargers are those discharging waste generated by an activity listed below:

Classification A discharges – commercial retail food preparation/serving activities that generate oily/greasy waste: bakery (pies, sausage rolls, quiches, cakes, pastries with creams or custards), bistro, boarding house/hostel kitchen (exceeding 10 persons), butcher, café/coffee shop, cafeteria, canteen, chicken/poultry shop –fresh/roast, retail BBQ/charcoal chicken, day care centre with hot food, club, civic centre/community hall¹², commercial kitchen/caterer, delicatessen with hot food, fast food outlet, fish shop (retail and cooking onsite), function centre, hotel, ice cream parlour, mixed business (hot food), mobile food van (base), motel, nightclub, nursing home, patisserie, pizza cooking, restaurant, sandwich shop/salad bar/snack bar (with hot food), supermarket and take away food outlet.

Classification A discharges – other commercial discharges: car detailing, craft activities > 1000 L/d, lawnmower repairs, mechanical workshop, stone working and surfboard manufacture (wet process only).

Classification B discharges: auto dismantler, bus/coach depot, bakery (wholesale), butcher (wholesale) construction equipment maintenance and cleaning, boutique or artisan foods, engine reconditioning, equipment hire, maintenance and cleaning, fish co-op, graphic arts, hospital, micro-brewery, oyster processing – shucking, panel beating, radiator repairer, screen printing, service station forecourt, shopping complex, truck washing (platforms/flat beds) and truck washing (external).

C4.1 Category 2 discharger - Liquid Trade Waste Charges

A Category 2 discharger who installs appropriate pre-treatment equipment and maintains them will pay annual fee nominated for Category 2 plus the trade waste usage charge.

Liquid trade waste bill for Category 2 discharger (TW_2),

$$TW_2 = A_2 + Q_{TW} \times C_2$$

A_2 = Annual liquid trade waste fee (\$) for Category 2

Q_{TW} = Total liquid trade waste discharge volume (kL)

C_2 = Trade waste usage charge (\$/kL)

The liquid trade waste discharge volume is generally estimated by applying a Trade Waste Discharge Factor (TWDF) to the total water consumption unless a discharge meter is installed.

¹² If the type and size of kitchen fixtures installed enable catering for large functions.

C5 Category 2S discharger

Category 2S dischargers include:

- **Transporters who tanker human waste** to Council's STWs - septic tank waste (effluent and septage), ablution block waste (blackwater and greywater), portable toilet waste, sludge from onsite aerated wastewater treatment systems (AWTS) for **single households**, waste from pit toilets, night soil.
- **Ship-to-shore pump out facility owners/operators** - toilet waste and/or grey water.
- **Owners/operators of 'dump points'** directly connected to the sewer for disposal toilet waste and/or grey water from a bus or a recreation vehicle (RV), eg caravan, motor home.

C5.1 Category 2S discharger - liquid trade waste charges**C5.1.1 Transported human waste**

The transporters of human waste will be required to pay waste disposal charge (\$/kL).

Liquid trade waste bill for Category 2S waste transporter (TW_{TW}),

$$TW_{TW} = A_{TW} + Q_{TW} \times C_{TW}$$

A_{TW} = Annual fee (\$) for transported waste

Q_{TW} = Transported human waste volume (kL)

C_{TW} = Charging rate (\$/kL) for the transported waste (may vary based on the type of waste transported)

C5.1.2 Waste dump points

Dump points are often located in public places (roadside), hence the monitoring of discharge volumes is not practical. Accordingly, only an annual fee is applied for stand-alone dump points.

Liquid trade waste bill for dump point operator (TW_{DP}) (if applicable),

$$TW_{DP} = A_{DP}$$

A_{DP} = Annual fee for dump point (\$)

C6 Category 3 discharger

Category 3 liquid trade waste dischargers are those conducting an activity which is of an industrial nature and/or which results in the discharge of large volumes of liquid trade waste to the sewerage system. Any Category 1 or 2 discharger whose volume exceeds the limits shown below becomes a Category 3 discharger (excluding shopping centres and institutions):

- Classification A discharge > 20 kL/d
- Classification B discharge – as shown in Chapter 5 of the Guidelines.

Classification C discharges include: abattoir, acid pickling, adhesive/latex manufacture, agricultural and veterinary drugs, anodising, bitumen and tar, bottle washing, brewery, cardboard and carton manufacture, carpet manufacture, caustic degreasing, chemicals manufacture and repackaging, contaminated site treatment, cooling towers, cosmetics/perfumes manufacture, cyanide hardening, dairy processing* (milk/cheese/yoghurt/ice cream, etc), detergent/soaps manufacture, drum washing, egg processing, electroplating, extrusion and moulding (plastic/ metal), feather washing,

fellmonger, felt manufacture, fertilisers manufacture, fibreglass manufacture, filter cleaning, foundry, food processing* (cereals/cannery/condiments/confectionary/edible oils/fats/essence/flavours/fish/fruit juice/gelatine/honey/meat/pickles/smallgoods/tea and coffee/vinegar/yeast manufacture, etc), fruit and vegetable processing, flour milling, galvanising, glass manufacture, glue manufacturer, ink manufacture, laboratories (excluding those in Category 1 and 2), liquid wastewater treatment facility (grease trap receival depot and other pump-out waste depot), metal finishing, metal processing (refining/rumbling/non-cyanide heat treatment/phosphating/photo engraving/printed circuit etching/sheet metal fabrication etc), mirrors manufacture, oil recycling (petrochemical) and refinery, paint stripping, paint manufacture, paper manufacture, pet food processing, plants nursery (open areas), pharmaceuticals manufacture, plaster manufacture, powder coating, potato processing, poultry processing, printing (newspaper, lithographic), saleyards, sandblasting, seafood processing, slipway, soft drink/cordial manufacture, starch manufacture, sugar refinery, tanker washing, tannery, timber processing (joinery and furniture/plywood/hardwood), textile manufacture (wool dyeing/spinning/scouring), tip leachate, transport depot/terminal, truck washing (internal), waxes and polishes, water treatment backwash, wholesale meat processing, winery, wine/spirit bottling.

* Excluding small boutique, craft or artisan food industries not exceeding the discharge volume shown in Liquid Trade Waste Management Guidelines, 2021.

C6.1 Category 3 discharger - liquid trade waste charges

C6.1.1 Excess mass charges

A Category 3 discharger will be required to pay the annual liquid trade waste fee plus excess mass charges.

Liquid trade waste bill for Category 3 discharger (TW_3),

$$TW_3 = A_3 + EMC$$

A_3 = Annual liquid trade waste fee (\$)

EMC = Excess mass charges (\$)

How excess mass charges are calculated

Excess mass charges will be applicable for substances discharged in excess of the 'Deemed Concentrations' in domestic sewage. For the purpose of excess mass charge calculation, the deemed concentrations of substances in domestic sewage are listed in Table D1.

Table C1: Deemed concentration of substances in domestic sewage

Substance	Concentration (mg/L)
Biochemical Oxygen Demand (BOD ₅)	300
Suspended Solids	300
Total Oil and Grease	50
Ammonia (as Nitrogen)	35
Total Kjeldahl Nitrogen	50
Total Phosphorus	10
Total Dissolved Solids	1000
Sulphate (SO ₄)	50 [#]

[#] The concentration in the potable water supply to be used if it is higher than 50 mg/L.

NB. Substances not listed above are deemed not to be present in domestic sewage.

For excess mass charge calculation, equation (1) below will be applied for all parameters including for BOD₅ up to 600 mg/L (but excluding COD and pH).

$$EMC (\$) = \frac{(S - D) \times Q_{TW} \times U}{1,000}$$

Where: S = Concentration (mg/L) of substance in sample.
 D = Concentration (mg/L) of substance deemed to be present in domestic sewage.
 Q_{TW} = Volume (kL) of liquid trade waste discharged to the sewerage system.
 U = Unit charging rate (\$/kg) for the substance (note that this rate varies from substance to substance. Refer to council's annual Management Plan for charging rates for various substances).

C6.1.2 Excess mass charges For BOD

BOD up to 600 mg/L

Equation (1) applies for BOD₅ up to 600 mg/L. Note that there are no excess mass charges if the BOD does not exceed 300 mg/L (deemed concentration of BOD in domestic sewage).

Excess mass charges for BOD exceeding 600mg/L

If Council approves the acceptance limits for BOD₅ higher than 600mg/L, an exponential type equation will be used for calculation of the charging rate U_e (\$/kg) as shown in equation (2). This provides a strong incentive for dischargers to reduce the strength of waste. Note that equation (5) will be used where the discharger has failed to meet their approved BOD limit on more than two instances in a financial year.

U_e is the excess mass charging rate U_e (\$/kg) for BOD is calculated as:

$$U_e = 2C \times \frac{(\text{Actual BOD} - 300\text{mg/L})}{600\text{mg/L}} \times 1.05^{\frac{(\text{Actual BOD} - 600\text{mg/L})}{600\text{mg/L}}}$$

Where: C = Charging rate (\$/kg) for BOD₅ 600mg/L
 Actual BOD = Concentration of BOD₅ as measured in a sample

C6.2 Tankered category 3 waste

In some instances, liquid waste that falls into Charging Category 3 is transported to the STW. Examples of such waste may include tankered landfill leachate or dairy waste from un-sewered areas. In such instances, Council will determine the appropriate approval holder (waste generator or the transporter) and invoice accordingly. These charges may include:

- Volume based charges

Alternatively, should Council wish to simplify the charging method, council may negotiate a charging rate taking into consideration the expected pollutant load and apply this charge to the volume of waste.

C7 Non-compliance liquid trade waste charges

Non-compliance charges for Category 1 and 2 dischargers

If the discharger has not installed or maintained appropriate pre-treatment equipment, the following non-compliance trade waste usage charges will be applied for the relevant billing period:

C7.1 Category 1 discharger - non-compliance charges

The trade waste usage charge (\$/kL) as per Council's Revenue Policy will be applied.

C7.2 Category 2 discharger – non-compliance charges

For Category 2 discharger, a non-compliance charge as outlined in the Council's Revenue Policy.

Dischargers who have an undersized grease arrestor and improved the effluent quality by other means (eg increased pump-outs, installing additional pre-treatment equipment, etc) will pay a trade waste usage charges in accordance with a Category 2 discharger.

Dischargers who cannot install a grease arrestor or those who have an arrestor with capacity significantly less than the required size and are unable to improve the effluent quality by means described above will have to pay non-compliance trade waste usage charges, as outlined in the Council's Revenue Policy.

C7.3 Non-compliance charges for Category 3 discharger

If a discharger in charging Category 3 fails to comply with the acceptance limits specified in Council's approval conditions, following non-compliance charges will be applicable.

C7.3.1 Non-compliance pH charge

If the pH of the waste discharge by Category 3 discharger is outside the approved range, equation (3) is used for the calculation of non-compliance pH charges. This equation provides an incentive for dischargers to install and properly maintain a pH correction system, so their waste remains within the approved pH limits.

Charging rate for pH, if outside the approved range =
 $K \times |\text{actual pH} - \text{approved pH}|^{\#} \times 2^{|\text{actual pH} - \text{approved pH}|^{\#}}$
 # Absolute value to be used.
 K = pH coefficient in \$

Example 4:

Council has approved the pH range 7.0 to 9.0 for a large discharger. pH coefficient (K) listed in Council's Revenue Policy is \$0.45.

Case 1: pH measured 6.0

Charging rate for pH (\$/kL) = $0.45 \times |6 - 7|^{\#} \times 2^{|6-7|^{\#}} = \$0.90/kL$

Case 2: pH measured 11.0

Charging rate for pH (\$/kL) = $0.45 \times |11 - 9|^{\#} \times 2^{|11-9|^{\#}} = \$3.60/kL$

Absolute value to be used.

C7.3.2 Non-compliance excess mass charges

Equation (4) shall apply for non-compliance excess mass charges for various substances, except for BOD₅ where equation (5) shall apply to calculate the charging rate.

$$\text{Non-compliance Excess Mass Charges (\$)} = \frac{(S-A) \times Q \times 2U}{1000} + \frac{(S-D) \times Q \times U}{1000}$$

Where: S = Concentration (mg/L) of a substance in sample.

A = Approved maximum concentration (mg/L) of pollutant as specified in Council's approval (or liquid trade waste policy).

Q = Volume (kL) of liquid trade waste discharged for the period of non-compliance.

U = Excess mass charging rate (\$/kg) for the substance, as shown in Council's annual Management Plan.

D = Concentration (mg/L) of the substance deemed to be present in domestic sewage.

C7.3.3 Non-compliance excess mass charges for BOD

The non-compliance excess mass charging rate (U_n) for BOD₅ is calculated by using equation (5): U_n is the BOD₅ non-compliance excess mass charging rate in (\$/kL).

$$U_n = 2C \times \frac{(A - 300\text{mg/L})}{600\text{mg/L}} \times 1.05 \frac{(A - 600\text{mg/L})}{600\text{mg/L}} + 4C \times \frac{(\text{Actual BOD} - A)}{600\text{mg/L}} \times 1.05 \frac{(\text{Actual BOD} - A)}{600\text{mg/L}}$$

C8 Other applicable liquid trade waste charges

C8.1 Discharge of stormwater from large open areas or large quantities of groundwater to the sewerage system

The discharge of roof, rain, surface, seepage or ground water to the sewerage system is prohibited under clause 137A of the Local Government (General) Regulation 2005 and this Policy. Consideration will be given to the acceptance of limited quantities of contaminated stormwater (first flush stormwater) based on a case by case assessment.

If stormwater run-off from a large areas or groundwater is approved for discharge to sewer for a Category 3 discharger (eg saleyards), a volume based charge similar to the non-compliance usage charging rate (\$/kL) for Category 2 may be applied charging rate listed in Council's Revenue Policy. Excess mass charges may be also applied to such discharges.

Appendix D: List of discharges Council may approve

D1 Classification A

Discharges from activities that Council can process without seeking Department concurrence, subject to complying with certain requirements.

Food preparation/serving, generating liquid waste, up to 16 kL/day	Other activities generating liquid waste, up to 5 kL/day
Bakery (retail)	Animal wash (pound, stables, racecourse, kennels, mobile animal wash)
Bed and Breakfast (<10 persons)	Beautician
Bistro	Boiler blowdown
Boarding house/hostel kitchen	Car detailing
Butcher (retail)	Cooling towers
Café/coffee shop/coffee lounge	Craft activities (pottery, ceramics, cutting and polishing of gemstones or making of jewellery)
Canteen	Dental surgery
Cafeteria	Dental technician
Chicken/poultry shop (fresh chicken/game, retail, barbeque/roast chicken)	Dry-cleaning (separator water, boiler)
Club (kitchen waste)	Florist
Commercial kitchen/caterer	Funeral parlour/morgue
Community hall/civic centre/function centre (kitchen waste)	Hairdressing
Day care centre	Jewellery shop
Delicatessen	Laboratory (pathology/analytical)
Doughnut shops	Laundry or laundromat (coin operated)
Fast food outlets (McDonalds, KFC, Burger King, Hungry Jack, Pizza Hut, Red Rooster, etc)	Mechanical repairs/workshop
Fish shop (retail—fresh and/or cooked)	Medical centre/doctor surgery/physiotherapy—plaster of paris casts, laboratory
Fruit and vegetable shop (retail)	Mobile cleaning units
Hotel	Nursing home (other than food-related activities)
Ice-cream parlour	Optical services
Juice bar	Per shop (retail)
Mixed business	Photographic tray work/manual development
Motel	Plants retail (no nursery or open space)
Nightclub	School (other than kitchen waste)
Nursing home kitchen	Stone working
Nut shop	Surfboard manufacturing (wet process only)
Patisserie	Swimming pools/spas/hydrotherapy pools
Pie shop	Vehicle (car) washing (by hand/wand, automatic car wash/bus wash/external truck wash or underbody/engine degrease only)
Pizza shop	Venetian blind cleaning

Food preparation/serving, generating liquid waste, up to 16 kL/day	Other activities generating liquid waste, up to 5 kL/day
Restaurant	Veterinary surgery
Salad bar	
Sandwich shop	
School – canteen, home science	
Snack bar	
Supermarket (butcher/bakery/ delicatessen/ seafood/bakery Seafood/ roast chicken)	
Take away food shop	

DRAFT

Appendix E: Framework for Regulation of liquid trade waste

E1 The NSW framework for regulation of sewerage and trade waste

The NSW framework is driven by the NSW Government's *Best Practice Management of Water Supply and Sewerage Guidelines, 2007*. Sound regulation of sewerage and liquid trade waste is a key element of the 2007 guidelines, and requires each council to implement all the following integrated measures:

1. Preparation and implementation of a sound trade waste regulation policy, assessment of each trade waste application and determination of appropriate conditions of approval. The conditions must be consistent with the LWU's *Integrated Water Cycle Management Strategy* and demand management plan. In addition, execution of a liquid trade waste services agreement is required for large dischargers to assure compliance.
2. Preparation and implementation of a sound *Development Servicing Plan*, with commercial sewerage developer charges to ensure new development pays a fair share of the cost of the required infrastructure.
3. Full cost recovery with appropriate sewer usage charges and trade waste fees and charges in order to provide the necessary pricing signals to dischargers. These charges must include non-compliance trade waste usage charges and non-compliance excess mass charges in order to provide the necessary incentives for dischargers to consistently comply with their conditions of approval.
4. Monitoring, mentoring and coaching of dischargers in order to achieve cleaner production and assist them to comply with their conditions of approval.
5. Enforcement, including appropriate use of penalty notices in the NSW legislation. Orders may also be issued under the *Local Government Act 1993*.
6. Disconnection of a trade waste service in the event of persistent failure to comply with the LWU's conditions of approval.

Together, the above six measures comprise the NSW framework for regulation of sewerage and trade waste. The framework involves a preventive risk management approach, which has been developed to address the use of common pool resources by providing economic incentives for dischargers to minimise their waste and to consistently comply with their conditions of approval.

E2 Alignment with the national framework for wastewater source management

The NSW framework for regulation of sewerage and trade waste is outlined in this Policy. The NSW framework is driven by the NSW Government's *Best-Practice Management of Water Supply of Sewerage Guidelines, 2007* and is consistent with that in the *National Framework for Wastewater Source Management*.¹³

¹³ The following 12 elements of the *National Framework for Sewage Quality Management* are set out on page 18 of the *Australian Sewage Quality Management Guidelines, June 2012, WSAA*:

COMMITMENT

1. Commitment to Wastewater Source Management

SYSTEM ANALYSIS and MANAGEMENT

2. Assessment of the Wastewater System
3. Preventive Measures for Wastewater Input Quality Management
4. Operational Procedures and Process Control
5. Verification of Wastewater Inputs Quality
6. Management of Incidents/Complaints and Emergencies

In particular, under the *Best-Practice Management Guidelines* each LWU is required to achieve the following outcomes:

- Prepare and implement a 30-year Integrated Water Cycle Management Strategy, demand management plan, pay-for-use water supply pricing and community and customer involvement (Elements 1, 6 and 8).
- Annual performance monitoring, including an annual triple bottom line (TBL) Performance Report and Action Plan to identify and address any areas of under-performance (Elements 5, 6, 9, 10, 11 and 12).
- Achieve full cost recovery for water supply, sewerage and trade waste services and apply an appropriate non-residential sewer usage charge (Elements 3 and 8).
- Prepare and implement a sound trade waste regulation policy and issue an appropriate approval to each trade waste discharger, including waste minimisation and cleaner production (Elements 1, 2, 3, 4, 7 and 8).
- Appropriate trade waste fees and charges (including incentives to comply with LWU's approval conditions through non-compliance trade waste usage charges and non-compliance excess mass charges) (Elements 3 and 8).
- Trade waste services agreement for large dischargers to assure compliance (Elements 3 and 8).
- Appropriate training of LWU staff and monitoring, mentoring and coaching of trade waste dischargers (Elements 1, 4, 5, 7 and 8).
- Enforcement, including appropriate use of penalty notices or orders (Elements 3 and 8).
- Disconnection of a trade waste service in the event of persistent failure to comply with the LWU's conditions of approval (Element 8).

SUPPORTING REQUIREMENTS

- 7. Employee Awareness and Training
- 8. Customer and stakeholder involvement and awareness
- 9. System Validation and Research and Development
- 10. Documentation and Reporting

REVIEW

- 11. Evaluation and Audit
- 12. Review and Continual Improvement

Appendix F: Legislative provisions

Provisions in the Local Government (General) Regulation 2005 in regard to acceptance of liquid trade waste into the sewerage system.

Clause 25 Matters to accompany applications relating to discharge into sewers

An application for approval to discharge trade waste into a sewer under the control of a Council or that connects with such a sewer must be accompanied by the information required by Table 1 to the Liquid Trade Waste Management Guidelines[#].

Clause 28 Approval to discharge waste into sewers: concurrence required

A council must not grant an approval under [section 68](#) of [the Act](#) to discharge trade waste (whether treated or not) into a sewer of the council unless the Director-General* of the Department of Trade and Investment, Regional Infrastructure and Services (or that Director-General's nominee) has concurred with the approval.

Note: [Section 90](#) (2) of [the Act](#) permits any person or authority whose concurrence is required before an approval may be granted to give the council notice that the concurrence may be assumed (with such qualifications or conditions as are specified in the notice).

Clause 32 Disposal of trade waste

- (1) An approval to dispose of trade waste into a sewer of the council is subject to such conditions (if any) as the council specifies in the approval.
- (2) In imposing any such conditions, the council is to have regard to the matter set out in Table 5 to the Liquid Trade Waste Management Guidelines[#].

Clause 159 Prevention of waste and misuse of water

The owner, occupier or manager of premises to which water is supplied by the council must:

- (a) Prevent waste of water by taking prompt action to repair leaking taps, pipes or fittings located on the premises.
- (b) Take any other action that is reasonable to prevent waste and misuse of water.

137A Substances prohibited from being discharged into public sewers

- (1) For the purposes of [section 638](#) of [the Act](#) (Discharge of prohibited matter into sewer or drain), roof, rain, surface, seepage or ground water is prescribed as prohibited matter.
- (2) This clause does not apply in relation to:
 - (a) A discharge that is specifically approved under [section 68](#) of [the Act](#), or
 - (b) A discharge into a public drain or a gutter of a council, or
 - (c) A discharge in an area of operations within the meaning of the [Sydney Water Act 1994](#) or the [Hunter Water Act 1991](#).

* In accordance with the *Government Sector Employment Act 2013*, this is the Secretary of the NSW Department of Industry.

143 Inspection of pipes and drains and measurement of water and sewage

- (1) The council may, at any reasonable time:
 - (a) Inspect any service pipe connected to a water main, and
 - (b) Inspect any drain connected to a sewer main, and
 - (c) Install meters or other devices for measuring the quantity of water supplied to, or the quality and quantity of sewage discharged from, premises, and
 - (d) Measure the quantity of water supplied to, or the quality and quantity of sewage discharged from, premises, and
 - (e) Inspect any pre-treatment devices connected to the council's sewerage system.
- (2) The occupier of the relevant premises must provide to the council such information as it requires to enable it to estimate the quantity of water actually supplied to, or the quality and quantity of sewage actually discharged from, the premises.
- (3) In this clause, "**pre-treatment device**" means any device used to reduce or eliminate contaminants in trade waste, or to alter the waste's nature, before it is discharged into a sewer.

SCHEDULE 12: Penalty notice offences

Column 1	Column 2
Offence under Local Government Act 1993	Penalty
Section 626 (3)-carry out without prior approval of council an activity specified in item 4 of Part C (Management of waste) of the Table to section 68	\$330
Section 627 (3)-having obtained the council's approval to the carrying out of an activity specified in item 4 of Part C (Management of waste) of the Table to section 68 , carry out the activity otherwise than in accordance with the terms of that approval	\$330

"Liquid Trade Waste Management Guidelines" means the Guidelines of that name produced by the Department of Energy, Utilities and Sustainability in March 2005, as in force from time to time. The 2005 Guidelines have now been superseded by *Liquid Trade Waste Management Guidelines, 2021*.



DUBBO
REGIONAL
COUNCIL

COUNCIL POLICY

Sewage and Trade Waste Discharge Factor

Date	July 2022
Council Resolution Date	21 July 2022
Clause Number	
Responsible Position	Manager Water Supply and Sewerage
Branch	Water Supply and Sewerage
Division	Infrastructure
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PURPOSE

The aim of this Policy is to provide a method for calculating the quantity of sewage and of trade waste discharged to the sewerage system from residential and non-residential customers where the quantities of sewage cannot be directly measured. Quantities derived using this method will be used to calculate sewerage and trade waste charges for residential and for non-residential customers in accordance with Council’s pricing policies.

BACKGROUND AND RELATED LEGISLATION

Liquid Trade Waste Management Guidelines 2021
 Best-Practice Management of Water Supply and Sewerage Guidelines 2007

SCOPE

This Policy shall be read in conjunction with the Liquid Trade Waste Policy.

DEFINITIONS

To assist in interpretation, the following definitions apply:

Term	Definition
Discharger	The owner of the property, from which liquid waste is discharged to the sewage system.
Sewage	A liquid water produced by human society which typically contains washing water, laundry waste, faeces, urine and other liquid or semi-liquid wastes.
Sewerage	The system of sewers that convey sewage to a treatment plant. The term includes all pumps, pipelines, valves and associated infrastructure.
Sewers	Pipes that convey sewage under gravity.
Trade waste	Liquid trade waste, factory waste, chemical or other impurities from any business, trade or manufacturing premises other than domestic sewage, stormwater or unpolluted water.

POLICY

Dubbo Regional Council (Council) provides water and sewerage services to residential and non-residential property owners.

The sewerage charging structure is based on the 'Water Supply, Sewerage and Trade Waste' pricing guidelines, NSW Department of Planning, Industry and Environment. These guidelines incorporate principles of user pays.

In accordance with the user pays principles, the charges for sewerage services should be based on the quantity of sewage discharged to the sewerage system. While modern water meters provide a cheap and accurate way of measuring fresh water supplied to a property, there is no practical way of actually measuring sewage leaving a property.

The NSW Government has recommended that sewage should be estimated by means of a percentage of the fresh water supplied to the property.

The Sewage Discharge Factor (SDF) is the name given to the percentage of fresh water supplied to a property deemed to be the quantity of sewage discharged from that property.

The NSW Government pricing guidelines recommends that all domestic properties receive a common charge. Council has adopted a SDF for residential properties in its determination of the standard residential sewerage charge.

The NSW Government pricing guidelines also recommends that non-residential properties are likely to exhibit significant variation, therefore a standard charge is inappropriate. The charges are based on a SDF assigned initially on the basis of the industry type.

In the case of properties that have both residential and non-residential features, such as a corner shop with residence, Council staff will deem the property to be either residential or non-residential based on the dominant use of the property.

'Trade Waste' is the name given to liquid wastes discharged to the sewer and containing trade or factory wastes or chemicals, or other impurities from any business, trade or manufacturing premises other than domestic sewage, stormwater or unpolluted water.

The trade waste charging structure is as defined in Council's Liquid Trade Waste Policy.

Both sewage and trade waste charges are levied on the property owner. All agreements and transactions are between Council and the affected property owner.

1. Discharge Factors

For many properties, it would be cost prohibitive, or impractical, to install a meter to measure the actual volume of sewage discharged to the sewerage system. For these customers, Council will estimate the volume of sewage and trade waste discharged to the sewerage system by applying a default discharge factor to the volume of potable water supplied to the property and measured at the water meter.

The Sewage Discharge Factor (SDF) is the percentage of the water consumption of the property, as measured by the water meter, which is discharged to the sewerage system. The SDF includes all domestic, commercial and trade waste that enters the sewerage system from a property. Discharge factors may range from 0 to 100%, and in exceptional circumstances may even be greater than 100% if additional material is added to the waste stream as part of the production process.

The Trade Waste Discharge Factor (TWDF) is a percentage of the total water consumption of the property, as registered on the water meter supplying the property that is considered to be trade waste, and is discharged with the general sewage flow from the property. Normally the TWDF for a property is less than the SDF for the same property.

With respect to residential properties, Council's policy is to adopt a standard SDF for all residential properties as recommended by the NSW Government Pricing Guidelines. Council has adopted a SDF for all residential properties of 60%. This SDF will apply to all residential properties, including single standalone houses, duplex houses, block of flats and strata title units.

With respect to non-residential properties, a review of Council's flow monitoring data, industry standards and information supplied by other water authorities was used to develop default SDF and TWDFs for each of the business types that discharge into the sewerage system.

Council will adopt the default SDF or TWDF and use it for charges. Either Council, or the discharger, can initiate a review into the actual SDF and TWDFs applicable for the individual property. Council may change the discharge factors after advising the property owner. The discharger may apply to vary the factors applicable to the property. The discharger will be required to undertake a review of the factors and submit the review to Council. If Council accepts the review results, then the factor applicable to the property may be varied. In addition, the default may be varied and used for future dischargers. Any change in the factors leading to a reduction in the amounts charged will only apply in future, there will be no retrospective refund of previous amounts charged.

When reviewing a discharge factor, all water usage within the property will be considered. Examples of water supplied to a property and not returned to sewer include:

- Landscape and garden watering.
- Evaporation loss through air conditioning or boiler use.
- Dust suppression.
- Water added to products.
- Waste water that is removed off-site to a specialised receival facility (eg by tanker) that is deemed unsuitable for discharge to sewer.

When calculating a SDF it may be necessary to include other sources of water which enter the sewerage system. These include storm diversion and waste product, the same is true of TWDFs, where stormwater, bore water or other sources are used in the process or activity.

While all non-residential properties will have a SDF only those properties generating trade waste will have a TWDF. Council's policy with respect to TWDF is to assign a default TWDF for each property in accordance with this Policy. If as a result of specific investigation Council is satisfied that the TWDF should be changed from the default value then Council will change the TWDF and use the new TWDF for future charging.

In summary, Council’s method of determining SDF and TWDFs is shown in the table below:

DETERMINATION OF:	SDF	TWDF
Residential	All to be 60%	N/A
Non-residential	Default SDF	Default TWDF

2. Review of Discharge Factors

Either Council, or the property owner, may initiate a review of the SDF or the TWDF applied to a property if either party considers that the default factor is not appropriate for an individual property.

The property owner can initiate a review by completing the attached Discharge Factor Variation Application Form (Appendix 3). Information that supports the application should be submitted with the application. However, additional information that Council considers necessary to assess the application may be requested. This information must be supplied at the applicant’s cost. An example of the type of information that may be requested is additional flow monitoring data so as to verify the data supplied in the Water Usage Section of the application.

Council can also initiate a review. Council will give the property owner written advice that a review is to be conducted. Council will be responsible for costs associated with reviews it initiates.

Where Council believes, as a result of a review, that the current SDF or the current TWDF is not appropriate for a property, then the property will be assigned a new individual SDF or a new individual TWDF.

Where a discharge factor is varied from the default SDF or TWDF included with the policy, or a previous discharge factor, the property owner will be advised in writing of the variation. The variation will be effective from the next charging period and will not be applied retrospectively.

If Council considers that the information does not justify a variation to the discharge factor, the applicant will be advised in writing. This advice will also outline the reasons for the decision.

3. Effluent Flow Meters

New customers proposing to discharge greater than 5000 litres per day will be required to install an effluent flow meter. Customers who discharge a high strength waste, or wastewater volume greater than the volume of water supplied to the property, may also be required to install an effluent flow meter in accordance with Council’s Liquid Trade Waste Policy.

Effluent flow meters must be maintained as per the manufacturer’s recommendations and calibrated by a suitably qualified person as often as required to ensure the device records accurately. Maintenance and calibration records must be kept for at least five years and made available to Council’s authorised officers on request.

4. Application of Charges

Under Council's Revenue Policy an increase in water consumption will increase the water charge, and will also increase the sewerage charge and the trade waste charge. This is a consequence of the sewerage charge and the trade waste charge being determined as a percentage of the water consumption. This provides additional incentive to reduce water consumption in the first place.

If there is a major water leak on the property then Council will require the water charge to be paid, but may reduce the sewerage charge and the trade waste charge to amounts that the property owner would have received in the absence of the water leak. This will only occur upon the written application from the property owner and with the approval of the Manager Water Supply and Sewerage.

5. Water Meters

The size of the water meter installed at a property is also used to calculate the applicable sewerage charges. Applications to reduce the size of the water meter must be made in writing and accompanied by a hydraulic consultant's report detailing water demand parameters, including maximum pressure and flow rate required in accordance with all legislative requirements.

6. Meter Failure

Should the water meter fail, readings from the previous four billing periods will be averaged and used to calculate the sewerage charge. If the failure occurs before four periods have elapsed, available data will be used.

In the event of the effluent flow meter failing, the effluent and water meter readings from the previous four billing periods will be used to estimate a discharge factor. This discharge factor will be used in conjunction with the water meter readings from the current billing period to calculate the sewerage charge. If the failure occurs before four billing periods have elapsed, available data will be used.

7. Disputes

The property owner may request a review of any Council decision on SDFs or TWDFs. This request must be made in writing to the Chief Executive Officer at Dubbo Regional Council.

Council may request additional information from the property owner. Council will complete the review and advise the applicant within 10 working days of receipt of the request, and the result of all additional requested information.

8. Non-residential Sewerage and Liquid Trade Waste Fees and Charges

A discharge factor represents the percentage of the metered water consumption, which is discharged to the sewerage system from a non-residential property. There are two types of discharge factors:

- Sewer (SDF); and
- Liquid Trade Waste (TWDF).

9. Sewer Discharge Factor

The sewer discharge factor is the ratio of all wastewater discharged from a premises to the sewerage system to the total water consumption expressed as a percentage.

$$SDF = \left(\frac{\text{Domestic} + \text{Trade Waste}}{\text{Total Water Consumption}} \right) \times 100$$

10. Trade Waste Discharge Factor

The TWDF is the ratio of the volume of liquid trade waste discharged into the sewerage system to the total water consumption expressed as a percentage.

$$TWDF = \left(\frac{\text{Liquid Trade Waste}}{\text{Total Water Consumption}} \right) \times 100$$

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Appendix 1: Sewage and Trade Waste Discharge Factors for Non-residential Premises

<i>Discharger</i>	<i>Discharge Factor</i>	
	<i>Sewer</i>	<i>Trade Waste</i>
Bakery	95	25
with a residence attached ¹	70	18
Bed and Breakfast/Guesthouse (max. 10 persons)	75	N/A ²
Boarding House	90	20
Butcher	95	90
with a residence attached ¹	70	65
Cakes/Patisserie	95	50
Car Detailing	95	90
Car Wash	75	70 ⁵
Caravan Park (with commercial kitchen)	75	15
Caravan Park (no commercial kitchen)	75	N/A ²
Chicken/poultry shop (retail fresh, no cooking)	95	90
Charcoal Chicken	95	80
Club	95	30
Cold store	7	N/A ²
Community hall (minimal food only)	95	N/A ²
Correctional Centre	90	Note 6
Craft/Stonemason	95	80
Day Care Centre	95	N/A ²
Delicatessen, mixed business (no hot food)	95	N/A ²
with a residence attached ¹	70	
Dental Surgery with X-ray	95	80
with a residence attached ¹	70	60
Fresh Fish Outlet	95	90
Hairdresser	95	N/A ²
High School	95	25 ⁵
Hospital	95	30
Hostel	90	20
Hotel	100	25
Joinery	95	10
KFC, Red Rooster	95	80
Laundry	95	92 ⁵

<i>Discharger</i>	<i>Discharge Factor</i>	
	<i>Sewer</i>	<i>Trade Waste</i>
Marina	90	70
McDonalds Restaurant, Burger King, Pizza Hut	95	62
Mechanical Workshop ³	95	70
Mechanical workshop with car yard	85	70
Medical Centre	95	25 ⁵
Motels small (breakfast only, no hot food)	90	N/A ²
Motel (hot food prepared)	90	20
Nursing Home	90	30
Office Building	95	N/A
Optical Service	95	N/A ²
Panel Beating/Spray Painting	95	70
Primary School	95	10 ⁵
Printer	95	85
Restaurant ⁴	95	50
Self Storage	90	N/A
Service Station	90	70
Shopping Centre	85	30
Supermarket	95	70
Swimming Pool (commercial)	85	N/A ²
Take Away Food	95	50
Technical College or University	95	Note 6
Vehicle Wash: Robo, Clean and Go, Gerni Type	95	90 ⁵
Veterinary (no X-ray), Kennels, Animal wash	80	N/A ²

Notes:

¹ If a residence is attached, that has garden watering, the residential SDF should be applied.

² A trade waste usage charge is not applicable for this activity.

³ Includes lawn mower repairer, equipment hire, hydraulics, radiator and transmission repair, etc.

⁴ Includes café, canteen, bistro, etc.

⁵ A trade waste usage charge applies if appropriate pre-treatment equipment has not been installed or has not been properly operated or maintained.

⁶ A discharge factor to be applied on the basis of the relevant activity, eg food preparation/service, mechanical workshop, optical services, etc.

Appendix 2: Categorisation of Water Consumers

At present Council categorises all existing water consumers into one of the following categories:

- Domestic
- Commercial
- Industrial
- Public Use
- Fire Service
- DCC Commercial
- DCC Public Use
- DCC Sporting Field
- DCC Parks
- DCC Trees

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Appendix 3: Application of Variation of Sewage or Trade Waste Discharge Factor



Please complete this form to Infrastructure with Dubbo Regional Council.

APPLICANT DETAILS	
Title	<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other - Please specify:
Name/s	
Date of Birth <i>Optional</i>	
Residential Address <i>Include City, State & Postcode</i>	
Postal Address <i>Include City, State & Postcode</i>	
Contact Number	
Email Address	

BUSINESS DETAILS	
Your Name	
Company Name	
ABN	
Company Address <i>Include City, State & Postcode</i>	
Postal Address <i>Include City, State & Postcode</i>	
Contact Number	
Email	

PROPERTY DETAILS					
Lot No		DP/SP No		House Number	
Street/Road					
Town		State		Postcode	

Submit to: council@dubbo.nsw.gov.au Page 1 of 4
 Deliver to: Customer Experience Centre
 Cnr Church and Darling St | Dubbo or Cnr Nanima Cres and Warne St | Wellington

TRADE WASTE DISCHARGE FACTOR VARIATION



PROPERTY OWNER INFORMATION	
Are you the property owner?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If no, relationship to owner	<input type="checkbox"/> Tenant/Business Owner <input type="checkbox"/> Other
If other, please specify	
Property Owner/s Name	
Property Owner/s Address	
Property Owner/s Contact Number	
Property Owner/s Email	

OWNER CONSENT	
The owner's authorisation to make this application must be obtained. This is a mandatory requirement of section 78 of the Local Government Act 1993.	
<i>As owner of the above property, I consent to the making of this application and to the entry onto such land by authorised officers of Council for the purpose of determining this application, and any associated inspections</i>	
Signature	
Print Name	
Date	

PROPERTY/BUSINESS DETAILS				
Business Type	<input type="checkbox"/> Factory	<input type="checkbox"/> Workshop	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Other
Business Activity <i>Please Specify</i>				
Is this Business Seasonal	<input type="checkbox"/> No <input type="checkbox"/> Yes			
If yes, please specify				
Days of Operation				
Hours of Operation				
Number of Water Meters Servicing the Property		Serial Number/s		
Number of Toilets		Number of Urinals		
Number of Showers				
Evaporative Cooling	<input type="checkbox"/> No <input type="checkbox"/> Yes (please specify type)		<input type="checkbox"/> Domestic <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Swimming Pool Onsite	<input type="checkbox"/> No <input type="checkbox"/> Yes			
Current Trade Waste Discharge Factor		% Trade Waste Discharge Factor Sought		%

Submit to: council@dubbo.nsw.gov.au
 Deliver to: Customer Experience Centre
 Cnr Church and Darling St | Dubbo or Cnr Nanima Cres and Warne St | Wellington

Page 2 of 4

TRADE WASTE DISCHARGE FACTOR VARIATION



DUBBO REGIONAL COUNCIL

APPLICANT SIGNATURE	
Signature	
Print Name	
Date	

NOTE TO APPLICANT
Variations cannot be performed for previous watering billing periods. If a variation is approved it will be applied to the next water billing quarter.

PRIVACY NOTE:
Council is bound by the provisions of the Privacy and Personal Information Act 1998, in the collection, storage and utilisation of personal information provided in this form. Accordingly, the personal information will only be utilised for the purposes for which it has been obtained. For further information, please refer to Council's Privacy Management Plan Policy located on Council's website www.dubbo.nsw.gov.au

Submit to: council@dubbo.nsw.gov.au Page 3 of 4
Deliver to: Customer Experience Centre
Cnr Church and Darling St | Dubbo or Cnr Nanima Cres and Warne St | Wellington

TRADE WASTE DISCHARGE FACTOR VARIATION



WATER USAGE/WASTE WATER GENERATION			
1. Annual (average) water supplied to property (refer to Rates Notice)			kL
2. Garden/Landscape Use	kL	Metered	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated
If estimated, basis for estimation			
3. Used in Product (Allowance)	kL	Metered	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated
If estimated, basis for estimation			
4. Cooling Towers (Allowance)	kL	Metered	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated
If estimated, basis for estimation			
5. Evaporation Loss	kL	Metered	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated
Facility			
If estimated, basis for estimation			
6. Other (Allowance)	kL	Metered	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated
Details			
If estimated, basis for estimation			
Total Allowance:	2 + 3 + 4 + 5 + 6 =		(7)

Your estimation of the discharge factor:			
[1]		-	(7)
Average water supplied to property – Allowance x 100			
Average water supplied to property	=	%	[1]

Please attach any supporting evidence such as meter readings, technical information, production records or areas of gardens/landscape to support this application.

RESPONSIBILITIES

The Council officer responsible for the updating, implementation and interpretation of this Policy document is the Director Infrastructure (DI).

APPENDICES

Appendix 1: Sewage and Trade Waste Discharge Factors for Non-residential Premises

Appendix 2: Categorisation of Water Consumers

Appendix 3: Application of Variation of Sewage or Trade Waste Discharge Factor

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REPORT: Walkway Closure - Meadowbank Drive and Springfield Way Dubbo - Disposal to Adjoining Owners

DIVISION: Infrastructure
REPORT DATE: 27 June 2022
TRIM REFERENCE: ID22/1036

EXECUTIVE SUMMARY

Purpose	Seek endorsement	
Issue	<ul style="list-style-type: none"> The closure and sale of a public walkway between Meadowbank Drive and Springfield Way to the adjacent property owners. 	
Reasoning	<ul style="list-style-type: none"> Previous Council resolution to offer the walkway for sale to the adjoining property owners and to continue with a land sale process following the revocation of the CEO's Power of Attorney. 	
Financial Implications	Budget Area	Council will sell the land for the value of the land only and Council will bear the administrative costs associated with the property valuation, road closure process, survey plan and easement creation, plan registration, title adjustments, contract preparations and contract exchange. The cost associated with this sale would be in the order of \$15,000 with the sale price been \$26,400.
	Funding Source	Self-funded
	Proposed Cost	\$15,000
	Ongoing Costs	NA
Policy Implications	Policy Title	There are no policy implications arising from this report.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principle themes and a number of objectives and strategies. This report is aligned to:

Theme: 2 Infrastructure

CSP Objective: 2.3 Transportation systems support connections within and outside the region

Delivery Program Strategy: 2.3.2 A network of cycleways and pedestrian facilities is provided and maintained

RECOMMENDATION

- 1. That Council complete the road closure process required by the Roads Act 1993 to have the walkway between Meadowbank Drive and Springfield Way physically closed.**
- 2. That an easement be created for the existing sewer pipe in the walkway connecting Meadowbank Drive.**
- 3. That the portion adjoining 31 Meadowbank Drive be disposed to the adjacent owner Mr C D Smith for \$14,080.00 (including GST).**
- 4. That the portion adjoining 46 Springfield Way be disposed to the adjacent property owner Mrs D E McCarthy for \$12,320.00 (including GST).**
- 5. That all documentation in relation to this matter be completed under the Common Seal of Council.**

Luke Ryan
Director Infrastructure

MM
Road Services Engineer

BACKGROUND

Council received requests from property owners adjacent to multiple walkways requesting that the walkways be closed due to anti-social activity and possible criminal activity in West Dubbo and East Dubbo during the last few years. One such request was for the closure of the walkway between Springfield Way and Meadowbank Drive.

Previous Resolutions of Council

14 April 2020	That Council consent to the closure of the walkway between Meadowbank Drive and Springfield Way Dubbo, and applications be made to sell the property to an adjacent landowner. If the land cannot be sold, the walkway be physically closed with the installation of black 'Diplomat' security fence at each end of the walkway following a 28 day public exhibition period.
12 October 2020	<ol style="list-style-type: none">1. That Council initiate negotiations with the Australian Securities and Investments Commission (ASIC) to acquire the laneway by agreement.2. That Council enter into a contract with ASCIS to acquire the property if agreement can be reached.3. That Council approve compulsory acquisition of the land noted within the report pursuant to sections 177 and 178 of the Roads Act 1993 (NSW) and undertake all necessary actions accordingly, if agreement cannot be reached between Council and ASIC.4. That all relevant documentation be executed under Power of Attorney.

REPORT

Council resolved to close the walkway connecting Meadowbank Drive and Springfield Way in Dubbo, along with another nine walkways, due to anti-social activity and possible criminal activity in West Dubbo at the meeting held on 14 April 2020.

Council has completed the ownership change and are in the final stage of closing the walkway under the Road Act 1993 with no objections. An easement is to be created for existing sewer pipe in the section of walkway connecting Meadowbank Drive.

Pursuant to the Roads Act 1993, Part 4 Division 3, Closing of Council Public Roads by Councils, Council notified its intention to close the walkway in the local newspaper, to adjoining owners, and to all notifiable authorities. No public submission were received from adjoining owners, and no notifiable authorities objected to the closure of the walkway. Council may now resolve to execute the closure of the walkway and dispose of it to the adjoining owners of the 31 Meadowbank Drive and 46 Springfield Way.

An independent valuation was undertaken by Aspect Property dated 10 March 2022. It has now been agreed with the owner of 31 Meadowbank Drive (Mr C D Smith); and the owner of

46 Springfield Way (Mrs D E McCarthy), that subject to the required road closure process being fulfilled, they will purchase their portions of the walkway for \$14,080 and \$12,320 (including GST) respectively.

Consultation

Council undertook community consultation for the proposed closure of walkways in February 2020; consequently 209 submissions were received via email, letter and an online survey forms. The walkway between Meadowbank Drive and Springfield Way had 138 responses with 83.3% in favour of closure.

Resourcing Implications

Resources required to complete the sale include:

- Administration of the sale process by Council staff.
- Survey plan and easement creation costs.
- Plan registration and title adjustment costs.
- Legal provider costs for contract preparations and exchange of contract
- No future maintenance or no ongoing commitments are required.

Total Financial Implications	Previous year (\$)	Current year (\$)	Current year + 1 (\$)	Current year + 2 (\$)	Current year + 3 (\$)	Ongoing (\$)
a. Operating revenue	0	26,400	0	0	0	0
b. Operating expenses	8,000	7,000	0	0	0	0
c. Operating budget impact (a – b)	-8,000	19,400	0	0	0	0
d. Capital Expenditure	0	0	0	0	0	0
e. Total net impact (c – d)	-8,000	19,400	0	0	0	0
Does the proposal require ongoing funding?	No					
What is the source of this funding?	Costs will be fully funded by proceeds from the sale of the land.					

Table 1. Ongoing Financial Implications

Options Considered

- The preferred option, which has been resolved by Council, is for the closure of the walkway, the creation of a sewer easement and sale of the land to the immediate neighbours. The preferred option will remove the ongoing maintenance and public liability responsibilities from Council. However, this option will not allow Council to readily re-open the walkway if the community reacts unfavourably to the closure in the future.
- Another option is to physically close the walkway and for Council to retain ownership of the land. This will allow the walkway to be readily re-opened if required. However,

this option will require Council to continue to fund maintenance activities and the public liability responsibility will be retained by Council for the vacant land.

Planned Communications

- Public notification 28 days prior to closure
- Public notices displayed at each end of the existing walkway.

Key Date	Explanation
31 December 2022	Completion of the walkway closure and sale process.

APPENDICES:

- [1](#) Meadowbank Drive/Springfield Way Walkway - Site Plan



APPENDIX -2



REPORT: Building Summary - June 2022

DIVISION: Development and Environment
REPORT DATE: 22 June 2022
TRIM REFERENCE: ID22/1202

EXECUTIVE SUMMARY

Purpose	Provide review and update	
Issue	<ul style="list-style-type: none"> Statistical overview of the number and type of development approvals for the Dubbo Regional Local Government Area (LGA) 	
Reasoning	<ul style="list-style-type: none"> Provide data relating to approved Development Applications. Provide specific statistics of the number of dwellings and other residential development approved. Provide comparative data for corresponding period. 	
Financial Implications	Budget Area	There are no financial implications arising from this report.
Policy Implications	Policy Title	There are no policy implications arising from this report.

STRATEGIC DIRECTION

The Towards 2040 Community Strategic Plan is a vision for the development of the region out to the year 2040. The Plan includes six principle themes and a number of objectives and strategies. This report is aligned to:

- Theme: 1 Housing
- CSP Objective: 1.1 Housing meets the current and future needs of our community
- Delivery Program Strategy: 1.1.1 A variety of housing types and densities are located close to appropriate services and facilities
- Theme: 3 Economy
- CSP Objective: 3.3 A strategic framework is in place to maximise the realisation of economic development opportunities for the region
- Delivery Program Strategy: 3.3.1 Land is suitably zoned, sized and located to facilitate a variety of development and employment generating activities

RECOMMENDATION

That the report of the Director Development and Environment, dated 30 June 2022, be noted.

Stephen Wallace
Director Development and Environment

SW
Director Development and
Environment

REPORT

Consultation

DRC's Statutory Planning and Building and Development Certification staff assess Development Applications in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979* and consult in accordance with Council's adopted Community Participation Plan.

Resourcing Implications

Council employ staff to receipt, lodge, assess, determine and monitor compliance of the determinations referred to in this report.

Building Summary

Provided, for information, are the latest statistics (as at the time of production of this report) for development and complying development approvals for Dubbo Regional Council.

1. Residential Building Summary

Dwellings and other residential developments approved during June 2022 were as follows:

June

Single dwellings	11
Other residential development	4
(No. of units)	5

For consistency with land use definitions included in the Local Environmental Plan (LEP), residential development has been separated into 'Single Dwellings' (defined in the LEP as 'dwelling house') and 'Other residential development' (comprising 'dual occupancies', 'secondary dwellings', 'multi dwelling housing', 'seniors housing', 'shop top housing' and 'residential flat buildings').

These figures include development applications approved by private certifying authorities (in the form of Complying Development Certificates).

A summary of residential approvals for the former Dubbo City Council area since 2011-2012 is included in **Appendix 1**. However, it should be noted that the figures from July 2017 onwards include the approvals within the former Wellington Local Government Area as a consequence of the commencement of the merged application system.

2. Approved Development Applications

The total number of approved Development Applications (including Complying Development Certificates) for June 2022, a comparison with figures 12 months prior and the total for the respective financial years to date, are as follows:

Date	1 June 2022 – 30 June 2022	1 June 2021 – 30 June 2021
No of applications	49	105
Value	\$21,184,099	\$33,831,934
Date	1 July 2021 – 30 June 2022	1 July 2020 – 30 June 2021
No of applications	751	989
Value	\$282,453,469	\$231,547,573

A summary breakdown of the figures is included in **Appendices 2-5**.

3. Online Application Tracking

All development applications, construction certificates and complying development certificates are tracked online and can be accessed at any time. A link is available on Councillor iPads for assistance (<https://planning.dubbo.nsw.gov.au/Home/Disclaimer>).

What information is available?

- All development applications, construction certificates and complying development certificates submitted from 1 November 2015 will provide access to submitted plans and supporting documents as well as tracking details of the progress of the application.
- More limited information is provided for applications submitted from 1 January 2001 to 31 October 2015.
- Occupation certificates (where issued) are provided from 2010.

What information is not available?

- Application forms.
- Documentation associated with privately certified applications.
- Internal assessment reports.

Councillors are welcome to contact me should they require further information in respect of outstanding Development Applications emanating from the online tracking system.

The information included in this report is provided for notation.

APPENDICES:

- 1 [↓](#) Building Summary - June 2022
- 2 [↓](#) Approved Applications - 1 June 2022 to 30 June 2022
- 3 [↓](#) Approved Applications - 1 June 2021 to 30 June 2021
- 4 [↓](#) Approved Applications - 1 July 2021 to 30 June 2022
- 5 [↓](#) Approved Applications - 1 July 2020 to 30 June 2021

STATISTICAL INFORMATION ON *SINGLE DWELLINGS AND **OTHER RESIDENTIAL DEVELOPMENTS

		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
	2011/2012													
DCC	Single Dwellings	6	12	10	6	7	16	4	16	12	8	12	9	118
	Other Residential Developments	1	1	-	1	2	2	-	-	-	-	-	1	8
	(No of units)	(14)	(2)	(-)	(1)	(4)	(3)	(-)	(-)	(-)	(-)	(-)	(16)	(40)
	2012/2013													
DCC	Single Dwellings	3	7	14	13	9	3	9	9	13	13	15	13	121
	Other Residential Developments	4	6	-	-	1	9	-	-	1	-	2	-	23
	(No of units)	(8)	(6)	(-)	(-)	(2)	(11)	(-)	(-)	(2)	(-)	(39)	(-)	(68)
	2013/2014***													
DCC	Single Dwellings	23	17	25	20	14	15	19	10	18	14	19	14	208
	Other Residential Developments	-	1	1	-	-	1	4	2	1	2	-	3	15
	(No of units)	(-)	(2)	(2)	(-)	(-)	(2)	(46)	(1)	(2)	(4)	(-)	(6)	(65)
	2014/2015***													
DCC	Single Dwellings	19	34	19	21	13	16	14	12	20	19	15	20	222
	Other Residential Developments	3	1	6	5	6	12	-	4	2	1	9	5	54
	(No of units)	(6)	(2)	(31)	(50)	(6)	(21)	(-)	(87)	(4)	(1)	(25)	(10)	(243)
	2015/2016***													
DCC	Single Dwellings	27	20	26	19	21	26	19	14	16	17	17	22	244
	Other Residential Developments	6	8	8	4	1	3	3	3	3	5	3	8	55
	(No of units)	(50)	(98)	(12)	(7)	(2)	(5)	(18)	(4)	(5)	(14)	(6)	(23)	(244)
	2016/2017***													
DCC	Single Dwellings	24	13	17	18	12	21	16	18	18	14	18	36	225
	Other Residential Developments	8	5	7	4	6	5	3	2	1	5	4	7	57
	(No of units)	(10)	(10)	(13)	(7)	(10)	(16)	(6)	(75)	(2)	(8)	(13)	(14)	(184)
	2017/2018***													
DRC	Single Dwellings	26	21	13	12	16	19	4	22	16	21	22	16	208
	Other Residential Developments	6	9	2	1	9	1	5	5	11	1	3	5	58
	(No of units)	(11)	(16)	(3)	(2)	(16)	(2)	(8)	(5)	(23)	(2)	(3)	(9)	(100)
	2018/2019***													
DRC	Single Dwellings	15	26	13	7	17	8	19	5	8	11	19	6	154
	Other Residential Developments	3	4	3	-	6	2	2	1	5	7	9	5	47
	(No of units)	(4)	(7)	(5)	(-)	(11)	(29)	(4)	(1)	(12)	(25)	(15)	(10)	(123)

		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
	2019/2020***													
DRC	Single Dwellings	16	11	8	18	27	14	4	5	10	8	8	8	137
	Other Residential Developments	4	4	3	4	11	6	1	4	2	1	1	1	42
	(No of units)	(8)	(7)	(6)	(7)	(19)	(10)	(2)	(7)	(2)	(2)	(2)	(1)	(73)
	2020/2021***													
DRC	Single Dwellings	7	17	21	12	20	46	18	25	30	27	17	20	260
	Other Residential Developments	5	2	5	6	3	15	2	6	5	5	7	9	70
	(No of units)	(7)	(4)	(11)	(10)	(4)	(35)	(5)	(10)	(8)	(9)	(47)	(14)	(164)
	2021/2022***													
DRC	Single Dwellings	28	15	15	13	16	39	5	17	22	14	17	11	212
	Other Residential Developments	8	6	2	4	5	7	7	8	4	-	2	4	57
	(No of units)	(12)	(28)	(3)	(6)	(13)	(11)	(9)	(15)	(6)	(-)	(3)	(5)	(111)
	2022/2023***													
DRC	Single Dwellings													
	Other Residential Developments													
	(No of units)													

* Single Dwellings = Single 'Dwelling House'

** Other Residential Developments = Dual occupancies, secondary dwellings, multi dwelling housing, seniors housing, shop top housing and residential flat buildings

*** Includes private certifiers



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**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/06/2022 - 30/06/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Infrastructure - Transport, Utilities	1	7,241,854	1	7,241,854				
Alterations and additions to commercial	1	550,000			1	550,000		
Alterations and additions to residential	3	317,000			3	317,000		
Balconies, decks patios terraces or ve	6	129,545	6	129,545				
Dual occupancy	1	450,000	1	450,000			2	
Dwelling	11	4,380,168	11	4,380,168			11	
Garages carports and car parking spaces	2	48,200	2	48,200				
Pools / decks / fencing	10	428,240	10	428,240				
Recreational uses	1	4,800,000	1	4,800,000				
Secondary dwelling	3	419,450	3	419,450			3	
Shed	9	1,236,000	9	1,236,000				
Subdivision of land	2	25,000	1					2
Telecommunications and communication fac	1	6,000	1	6,000				
Office Premises	1	935,000	1	935,000				
Retail Premises	2	204,000			2	204,000		
Demolition	1	13,642	1	13,642				
Totals for Development Types	55	21,184,099						

Total Number of Applications for this period: 49

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----



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**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/06/2021 - 30/06/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	37	11,512,681	30	10,215,358	7	1,297,323	30	
Dwelling- Transportable/Relocatable	3	498,238	3	498,238			3	
Dwelling - Secondary/Dual Occ Dwelling	7	2,145,000	7	2,145,000			11	
Dwelling - Dual Occupancy, one storey	5	1,631,965	4	1,481,965	1	150,000	7	
Garage/Carport/Roofed Outbuildings	25	455,874	25	455,874				
Fences/Unroofed Structures	1	7,000	1	7,000				
Swimming Pool	12	448,036	12	448,036				
Office Building	1	5,000			1	5,000		
Retail Building	2	4,100,000	2	4,100,000				
Office & Retail Building	2	329,009			2	329,009		
Infrastructure - Transport, Utilities	2	7,366,639	2	7,366,639				
Entertainment/Recreational Building	1	233,992			1	233,992		
Signs/Advertising Structure	1	59,000			1	59,000		
Demolition	1	40,000			1	40,000		
Child Care - Centre Based	2	4,279,500	2	4,279,500				
Change of Use - Commercial	1	5,000	1	5,000				
Change of Use - Industrial	1	0			1			
Subdivision - Residential	4	0						9
Subdivision - Commercial	1	0						3
Miscellaneous	2	715,000	2	715,000				
Business Premises	1	0			1			

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/06/2021 - 30/06/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Totals for Development Types	112	33,831,934						

Total Number of Applications for this period: 105

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----



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**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 30/06/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	20	5,224,595	13	4,177,193	7	1,047,402	13	
Dwelling- Transportable/Relocatable	2	615,398	2	615,398			2	
Dwelling - Secondary/Dual Occ Dwelling	4	725,127	4	725,127			4	
Dwelling - Dual Occupancy, one storey	6	2,706,000	6	2,706,000			12	
Medium Density Res - one/two storeys	2	12,502,410	2	12,502,410			57	
Garage/Carport/Roofed Outbuildings	12	248,792	12	248,792				
Fences/Unroofed Structures	1	13,000	1	13,000				
Swimming Pool	4	127,500	4	127,500				
Office Building	3	511,000	2	498,000	1	13,000		
Retail Building	1	348,700			1	348,700		
Retail & Residential Building	1	28,000,000	1	28,000,000				
Factory/Production Building	1	1,000,000	1	1,000,000				
Warehouse/storage	4	1,378,800	4	1,378,800				
Infrastructure - Transport, Utilities	1	7,241,854	1	7,241,854				
Health Care Facility - Other	2	710,000	1	710,000	1			
Educational Building	2	32,573,529	2	32,573,529				
Entertainment/Recreational Building	1	60,000			1	60,000		
Signs/Advertising Structure	1	12,000	1	12,000				
Home Business	1	2,000			1	2,000		
Change of Use - Commercial	3	23,000			2	3,000		13
Tourism Development	2	3,830,000	1	3,600,000	1	230,000		
Subdivision - Residential	11	2,577,000						37

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 30/06/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Subdivision - Industrial	1	60,000						3
Subdivision - Rural	3	21,500	1	5,000				2
Alterations and additions to commercial	20	7,411,023			20	7,411,023		
Alterations and additions to industrial	3	2,898,558			3	2,898,558		
Alterations and additions to residential	46	7,150,386			46	7,150,386		
Attached dwelling	1	75,000			1	75,000		
Balconies, decks patios terraces or ve	32	616,118	32	616,118				
Boarding house	2	1,616,015	2	1,616,015			3	2
Demolition	17	386,000	17	386,000				
Dual occupancy	22	11,830,591	22	11,830,591			41	8
Dwelling	210	80,751,705	210	80,751,705			210	
Earthworks / change in levels	3	118,640	3	118,640				
Educational establishment	3	2,030,000	1	30,000	2	2,000,000		
Farm buildings	2	94,500	2	94,500			1	
Garages carports and car parking spaces	37	846,184	37	846,184			1	
Group homes	2	2,400,000	2	2,400,000			2	
Health services facilities	1	340,000	1	340,000				
Home business	2	5,500	2	5,500				
Industrial development	19	21,805,330	18	21,705,330	1	100,000		
Multi-dwelling housing	2	2,080,000	2	2,080,000			11	
Other	11	9,189,398	11	9,189,398				
Pools / decks / fencing	110	4,248,714	110	4,248,714			1	
Pub	1	46,750	1	46,750				
Recreational uses	3	9,411,000	3	9,411,000				
Restaurant or cafe	1	109,000			1	109,000		
Secondary dwelling	25	3,186,265	25	3,186,265			25	
Shed	92	3,875,297	92	3,875,297			1	
Signage	18	795,705	18	795,705				

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2021 - 30/06/2022**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Subdivision of land	31	2,242,000	19	1,975,000				236
Take-away food and drink premises	3	429,700			3	429,700		
Telecommunications and communication fac	2	306,000	2	306,000				
Business Premises	2	2,865,005	1	250,000	1	2,615,005		
Office Premises	1	935,000	1	935,000				
Retail Premises	12	1,412,167	5	215,500	7	1,196,667		
Change of Use	9	353,000	7	98,000	2	255,000		
Artisanal Food and Drink	1	22,500	1	22,500				
Carport or garage	3	42,571	3	42,571				
Demolition	2	15,642	2	15,642				
Totals for Development Types	840	282,453,469						

Total Number of Applications for this period: 751

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----



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**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 30/06/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Dwelling - single	391	118,730,719	307	105,610,061	84	13,120,658	308	1
Dwelling- Transportable/Relocatable	7	1,313,038	7	1,313,038			7	
Dwelling - Secondary/Dual Occ Dwelling	49	15,055,405	49	15,055,405			78	
Dwelling - Dual Occupancy, one storey	25	10,401,665	24	10,251,665	1	150,000	45	4
Dwelling - Dual Occupancy, >one storey	1	570,000	1	570,000			3	
Medium Density Res - one/two storeys	3	11,880,000	3	11,880,000			44	
Medium Density Res - Seniors Living SEPP	1	2,400,000	1	2,400,000			10	
Garage/Carport/Roofed Outbuildings	263	6,484,442	255	6,314,235	8	170,207	1	
Fences/Unroofed Structures	7	69,750	6	50,500	1	19,250		
Swimming Pool	114	3,328,953	114	3,328,953				
Office Building	11	2,496,773	2	875,000	9	1,621,773		
Retail Building	26	12,921,808	5	10,260,402	21	2,661,406		
Hotels	1	460,000			1	460,000		
Office & Retail Building	7	1,978,509	2	1,360,000	5	618,509		
Factory/Production Building	8	4,672,247	4	2,220,000	4	2,452,247		
Warehouse/storage	10	3,983,100	9	3,926,100	1	57,000		
Carpark	1	308,000	1	308,000				
Infrastructure - Transport, Utilities	6	10,796,639	6	10,796,639				
Educational Building	2	1,924,500	1	1,900,000	1	24,500		
Place of Worship	1	1,000,000			1	1,000,000		
Entertainment/Recreational Building	1	233,992			1	233,992		
Community/Public Building	1	80,000			1	80,000		

**Approved Development & Complying Development Applications
by Dubbo Regional Council and Private Certifiers-Period 1/07/2020 - 30/06/2021**

Development Type	Number of Applications	Est. \$	New Developments	Est. \$	Additions and Alterations	Est. \$	New Dwellings	New Lots
Signs/Advertising Structure	14	462,015	10	342,815	4	119,200		
Demolition	8	98,000	1	2,000	7	96,000		
Home Business	1	1,000			1	1,000		
Home Industry	1	0			1			
Child Care - Centre Based	2	4,279,500	2	4,279,500				
Change of Use - Commercial	11	350,000	4	75,000	7	275,000		
Change of Use - Industrial	3	0			3			
Agricultural Development	3	1,176,000	3	1,176,000				
Parks/Reserves	1	72,000	1	72,000				
Subdivision - Residential	43	5,793,575	1					2
Subdivision - Commercial	3	75,000						7
Subdivision - Industrial	4	828,000						10
Subdivision - Rural	7	45,000						14
Miscellaneous	11	5,465,000	9	5,421,000	2	44,000		
Alterations and additions to commercial	2	189,293			2	189,293		
Dwelling	5	1,518,650	5	1,518,650			5	
Secondary dwelling	1	105,000	1	105,000			1	
Business Premises	1	0			1			
Totals for Development Types	1057	231,547,573						

Total Number of Applications for this period: 989

*** Note: There may be more than one Development Type per Development Application
Statistics include applications by Private Certifiers

----- End of Report -----